





Client:

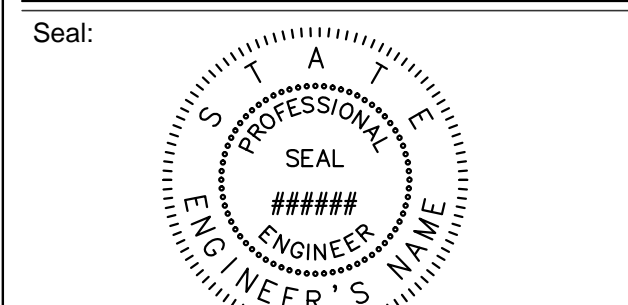
GURLITZ ARCHITECTUAL GROUP, P.A.  
5310 SOUTH ALSTON AVENUE, STE 220  
DURHAM, NORTH CAROLINA  
T: 919-489-9000  
F: 919-493-8937

Owner:  
SOUTHPOINT PROFESSIONALPARTNER, LLC  
3104 SURRY ROAD  
DURHAM, NC 27707

Project: \_\_\_\_\_

SOUTHPOINT  
PROFESSIONAL  
CENTER  
III

Vicinity map:



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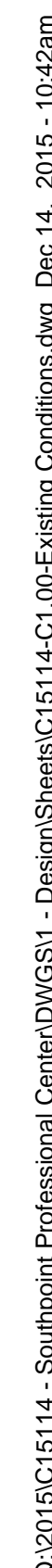
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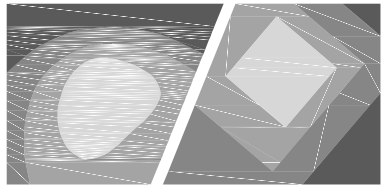
SITE PLAN  
AMENDMENT - LEVEL 3

Title:

EXISTING  
CONDITION  
PLAN

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:





STEWART

421 FAYETTEVILLE ST. STE 400  
RALEIGH, NC 27601  
F: 919.380.8750

FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # C15114

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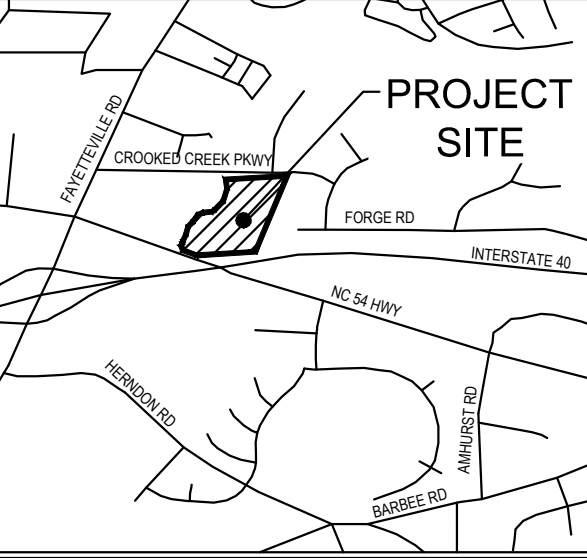
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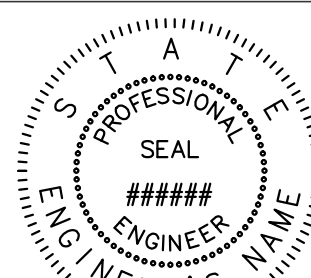
Project:

## SOUTHPPOINT PROFESSIONAL CENTER III

Vicinity map:



Seal:

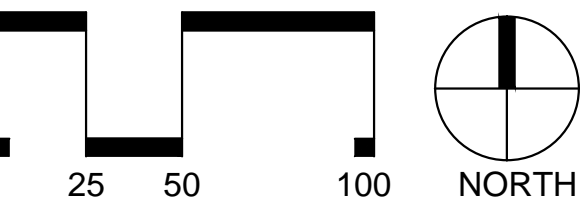


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Issued for:

### SITE PLAN AMENDMENT - LEVEL 3

No. Date Description

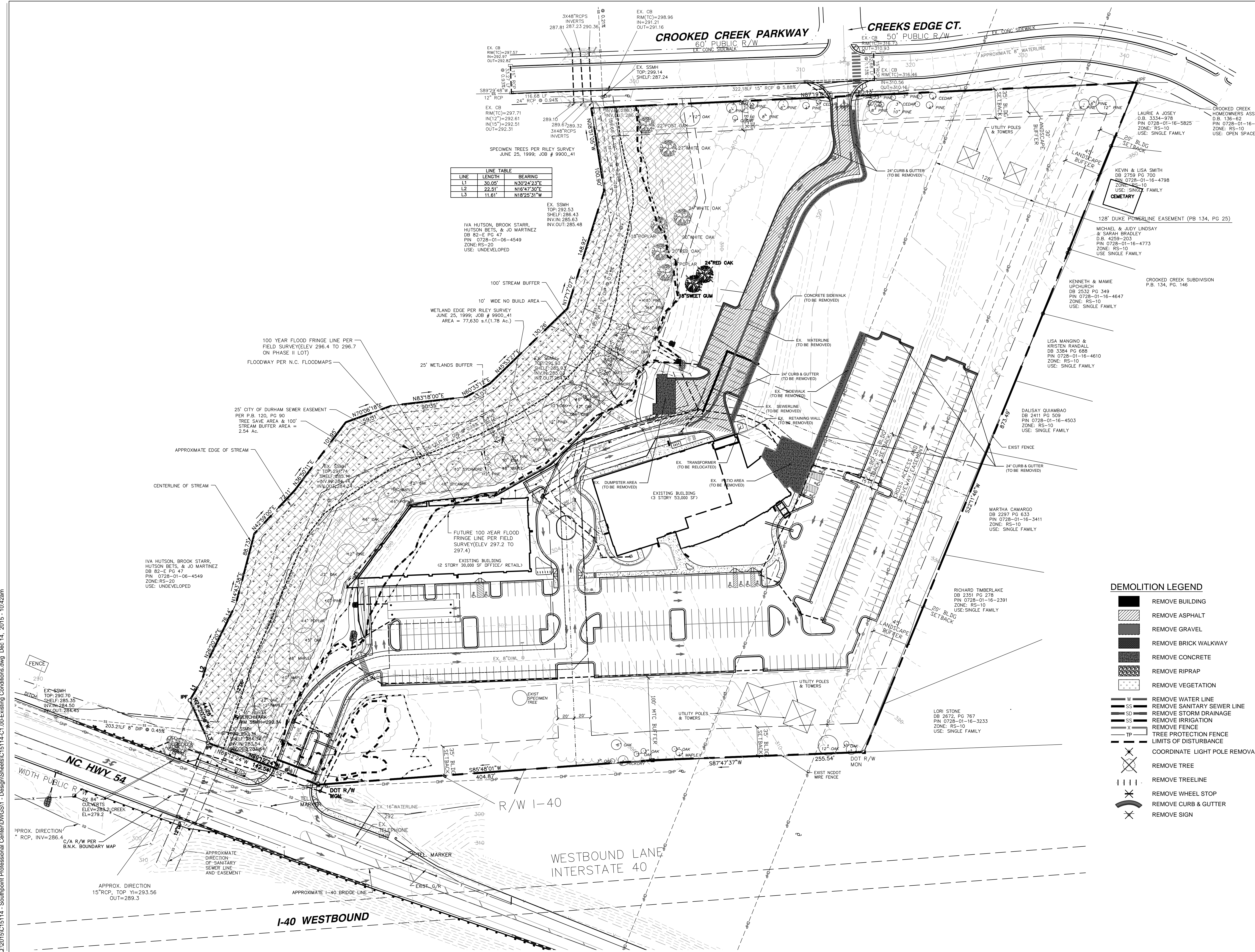



Title:

### DEMOLITION PLAN

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

C2.00



#### SITE FURNISHINGS:

BENCHES ARE TO BE STRAP TYPE, 6' LENGTH, WITH BACKS. COLOR TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. (FOR EXAMPLE WASSAU INC MODEL MF2201 OR EQUIVALENT).

OTHER FURNISHINGS SUCH AS RECEPTACLES AND TRASH RECEPTACLES ARE TO BE CHOSEN FROM THE SAME MANUFACTURER'S LINE TO MATCH THE BENCHES.

FURNISHINGS ARE TO BE IMBEDDED IN CONCRETE PER MANUFACTURER'S INSTRUCTIONS.

#### DEVELOPMENT PLAN NOTES:

1. SITE DEVELOPMENT WILL COMPLY WITH RESUBMITTED IMAGE GUIDELINES IN ACCORDANCE WITH DURHAM CITY CODE SECTION 15.3.6.2a.
2. SERVICE DOCKS AND DUMPSTER FACILITIES RELATED TO ALL USES SHALL BE SCREENED WITH PLANTINGS, BERMS, AND OR FENCING TO OBSTRUCT DIRECT VIEW FROM PUBLIC RIGHT-OF-WAYS AND ADJACENT RESIDENTIAL PROPERTIES.

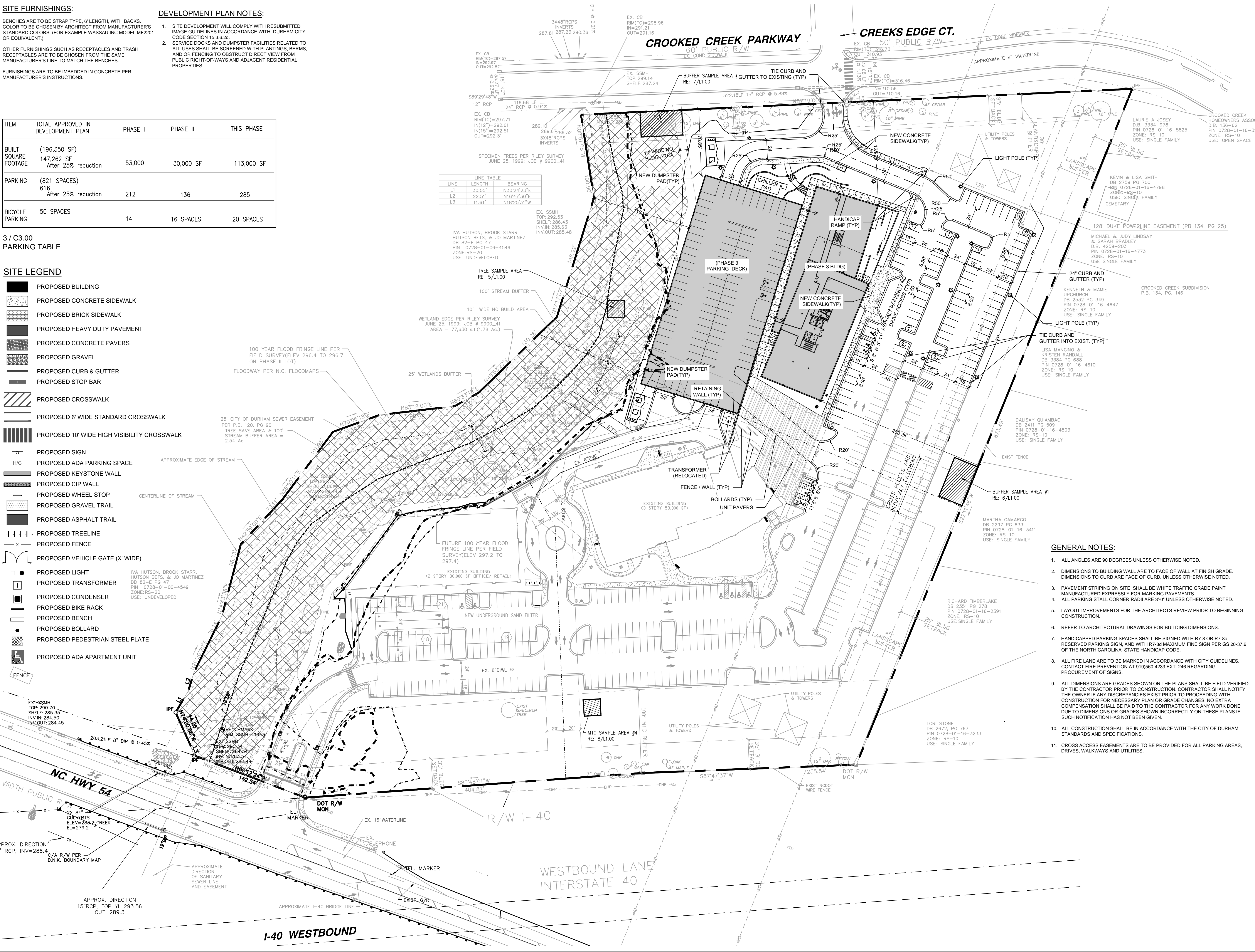
ITEM	TOTAL APPROVED IN DEVELOPMENT PLAN	PHASE I	PHASE II	THIS PHASE
BUILT SQUARE FOOTAGE	(196,350 SF) 147,262 SF After 25% reduction	53,000	30,000 SF	113,000 SF
PARKING	(821 SPACES) 616 After 25% reduction	212	136	285
BICYCLE PARKING	50 SPACES	14	16 SPACES	20 SPACES

3 / C3.00

#### PARKING TABLE

#### SITE LEGEND

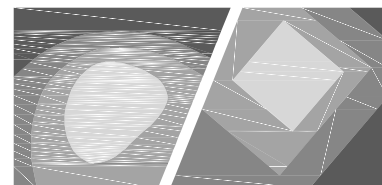
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED GRAVEL
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED KEYSTONE WALL
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED ASPHALT TRAIL
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED VEHICLE GATE (X' WIDE)
- PROPOSED LIGHT
- PROPOSED TRANSFORMER
- PROPOSED CONDENSER
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN STEEL PLATE
- PROPOSED ADA APARTMENT UNIT



LINE	LENGTH	BEARING
L1	30.95'	N30°24'23"E
L2	22.81'	N18°42'30"E
L3	11.61'	N18°25'31"W

#### GENERAL NOTES:

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. PAVEMENT STRIPING ON SITE SHALL BE WHITE TRAFFIC GRADE PAINT MANUFACTURED EXPRESSLY FOR MARKING PAVEMENTS.
4. ALL PARKING STALL CORNER RADII ARE 3'-0" UNLESS OTHERWISE NOTED.
5. LAYOUT IMPROVEMENTS FOR THE ARCHITECTS REVIEW PRIOR TO BEGINNING CONSTRUCTION.
6. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
7. HANDICAPPED PARKING SPACES SHALL BE SIGNED WITH R7-8 OR R7-8a RESERVED PARKING SIGN, AND WITH R7-8b MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA STATE HANDICAP CODE.
8. ALL FIRE LANE ARE TO BE MARKED IN ACCORDANCE WITH CITY GUIDELINES. CONTACT FIRE PREVENTION AT 919/560-4233 EXT. 246 REGARDING PROCUREMENT OF SIGNS.
9. ALL DIMENSIONS ARE GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
11. CROSS ACCESS EASEMENTS ARE TO BE PROVIDED FOR ALL PARKING AREAS, DRIVES, WALKWAYS AND UTILITIES.



STEWART

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PROJECT # C15114

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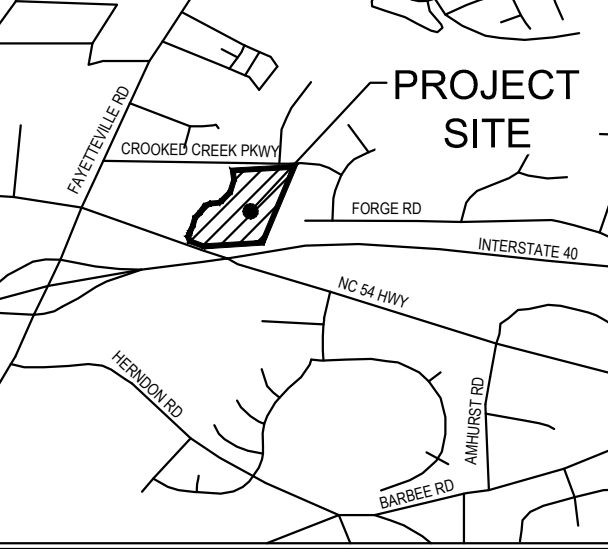
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SOUTHPPOINT PROFESSIONALPARTNER, LLC  
3104 SURREY ROAD  
DURHAM, NC 27707

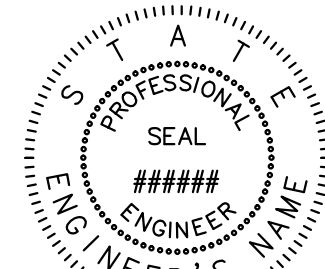
#### Project:

## SOUTHPPOINT PROFESSIONAL CENTER III

#### Vicinity map:



#### Seal:

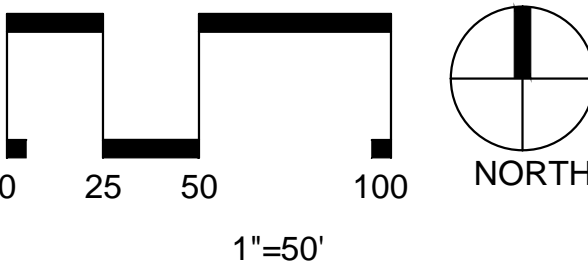


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#### Issued for:

### SITE PLAN AMENDMENT - LEVEL 3

No.	Date	Description



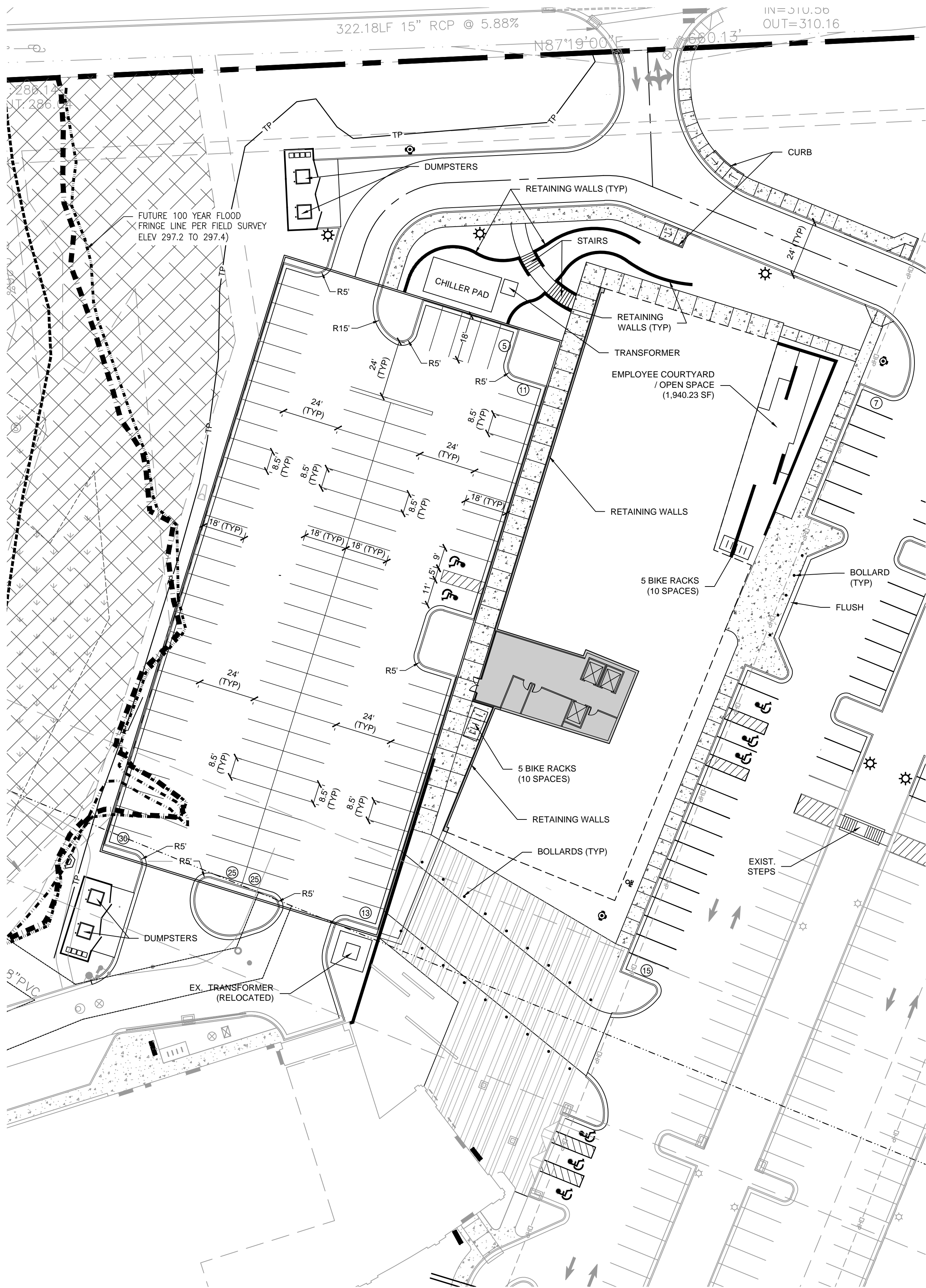
#### Title:

### SITE PLAN

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

C3.00

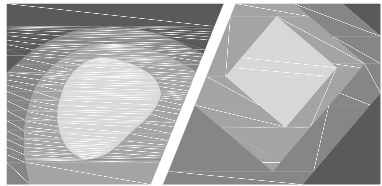
Q:\2015\C15114 - Southpoint Professional Center\DWGS1 - Design\Sheets\C15114-C3.00-Site Plan.dwg Dec 14, 2015 - 3:58pm



GROUND FLOOR-PARKING DECK AND BUILDING



FIRST FLOOR-PARKING DECK AND BUILDING



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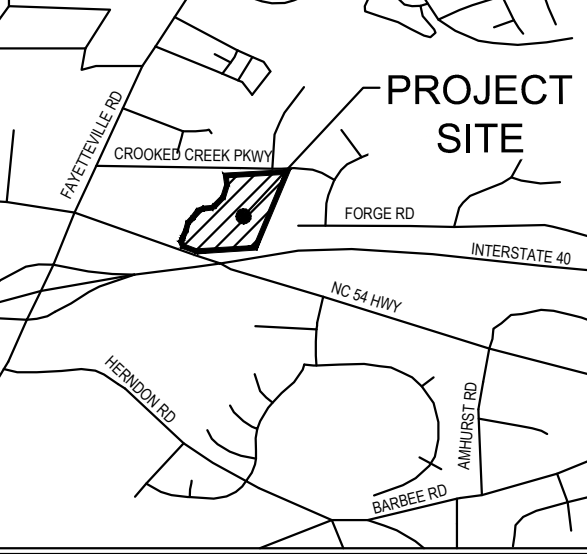
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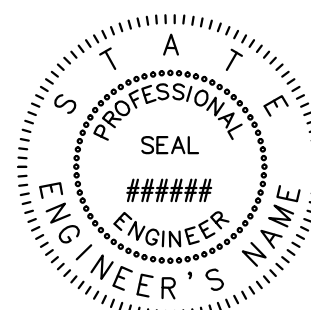
Project:

## SOUTHPPOINT PROFESSIONAL CENTER III

Vicinity map:



Seal:

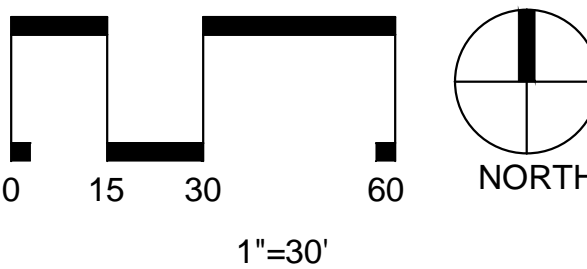


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### SITE PLAN AMENDMENT - LEVEL 3

No.	Date	Description



Title:

### SITE PLAN ENLARGEMENT

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

C3.01

GENERAL NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DURHAM STANDARDS AND SPECIFICATION.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF DURHAM DEPARTMENT (919) 890-3766, AND A REPRESENTATIVE OF THE OWNER.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO OWNER'S REPRESENTATIVE IMMEDIATELY.
7. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO THE STANDARD PROCTOR MAXIMUM DRY DENSITY UNLESS OTHERWISE RECOMMEND-DED BY THE GEOTECHNICAL ENGINEER.
8. ALL BANKS, SWALES AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1 MAXIMUM. CUT SLOPES SHALL BE NO STEEPER THAN 2:1.
9. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLET OR OTHER POINTS OF DISCHARGE.
10. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MINIMUM 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.

STORM DRAINAGE NOTES:

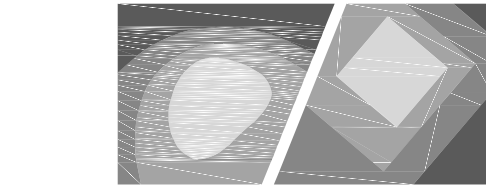
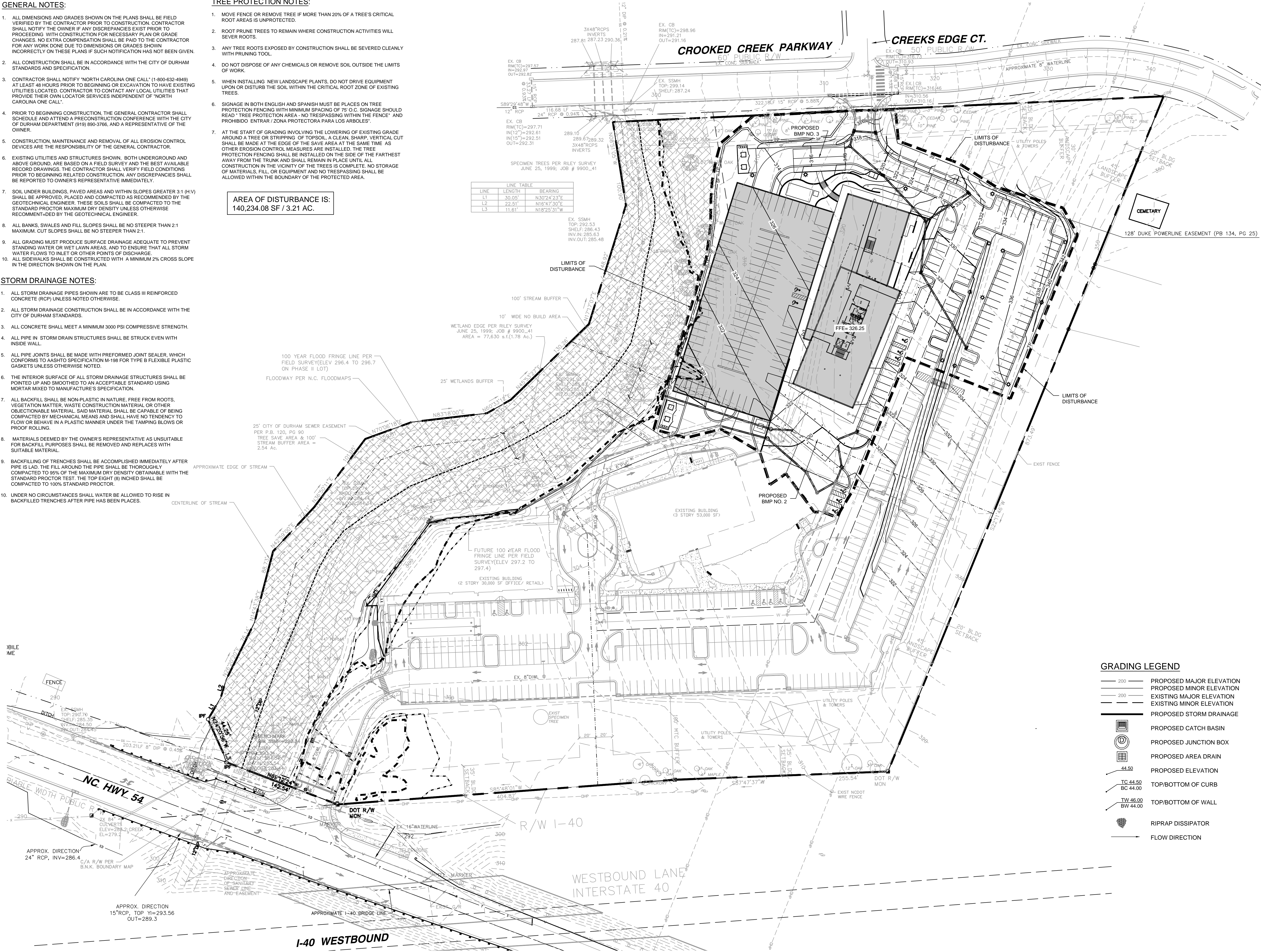
1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DURHAM STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACE OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURE'S SPECIFICATION.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACES WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAD. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHED SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN BACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACES.

TREE PROTECTION NOTES:

1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREAS IS UNPROTECTED.
2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH PRUNING TOOL.
4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
6. SIGNAGE IN BOTH ENGLISH AND SPANISH MUST BE PLACES ON TREE PROTECTION FENCING WITH MINIMUM SPACING OF 75' O.C. SIGNAGE SHOULD READ " TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE" AND PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES".
7. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE FARTHEST AWAY FROM THE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.

AREA OF DISTURBANCE IS:  
140,234.08 SF / 3.21 AC.

LINE	LENGTH	BEARING
L1	30.05'	N30°24'23"E
L2	22.51'	N16°47'30"E
L3	11.61'	N18°25'31"W



STEWART

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DURHAM, NOTH CAROLINA  
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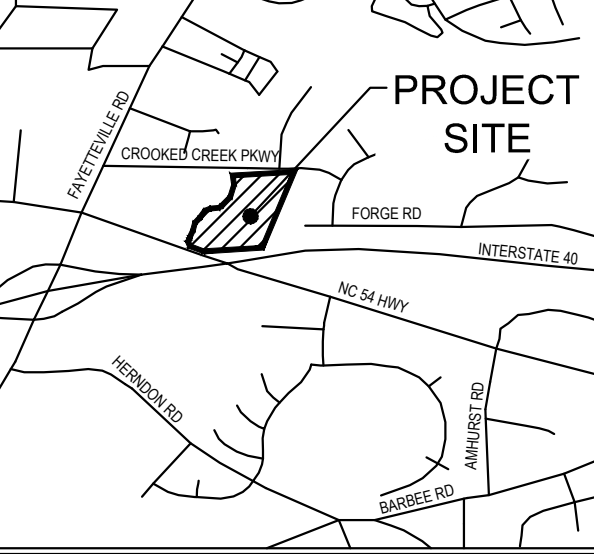
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Project:

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III

Vicinity map:



Seal:

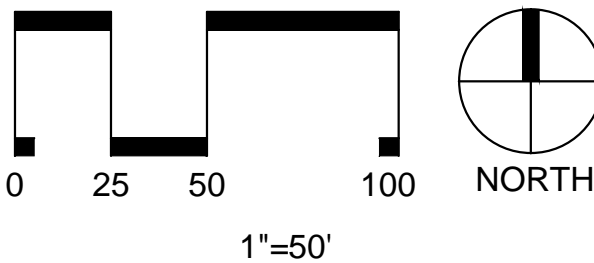


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Issued for:

SITE PLAN  
AMENDMENT - LEVEL 3

No.	Date	Description



Title:

GRADING PLAN

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

C5.00

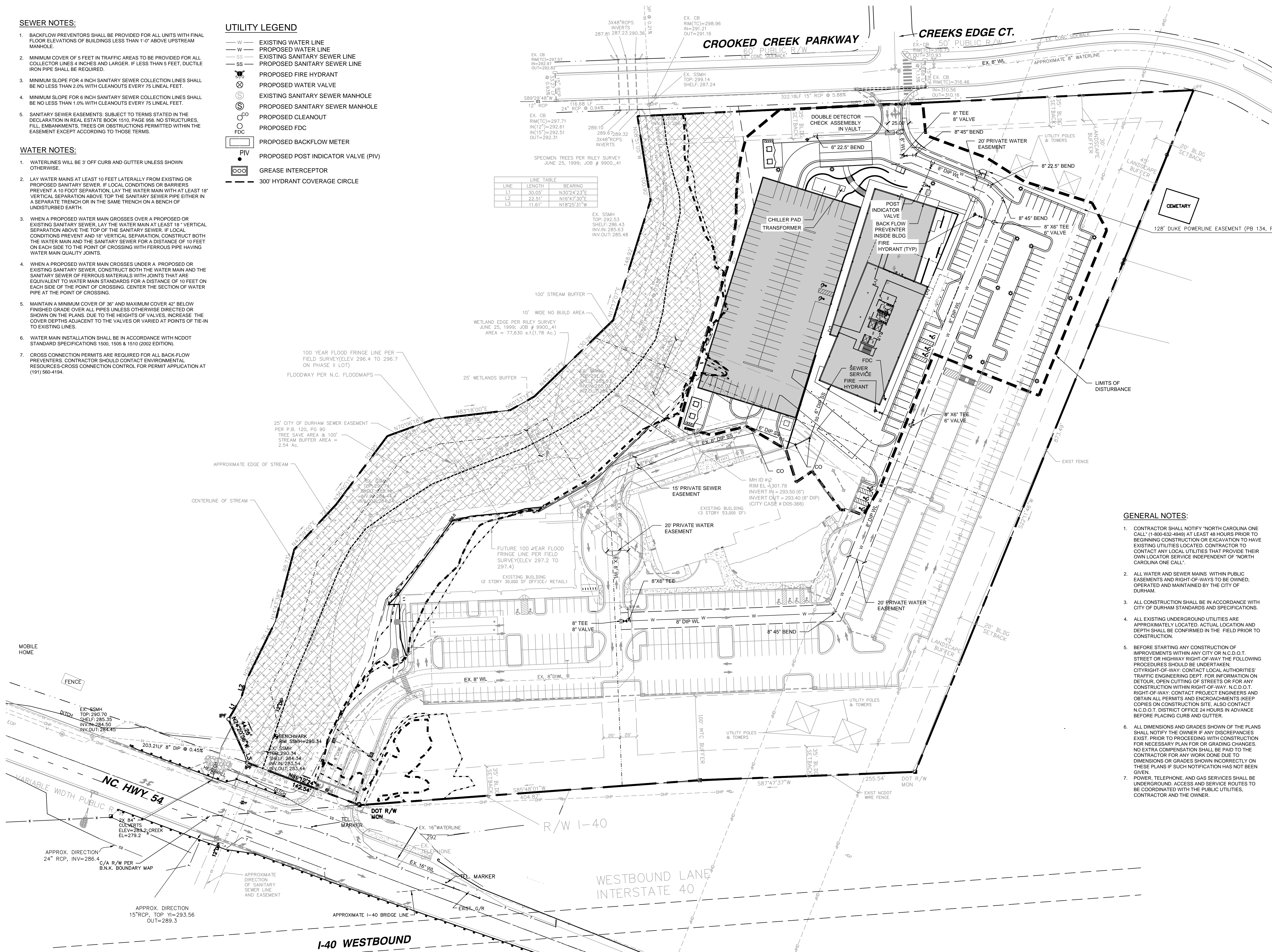


1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
5. SANITARY SEWER EASEMENTS: SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 988. NO STRUCTURES, TILL EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

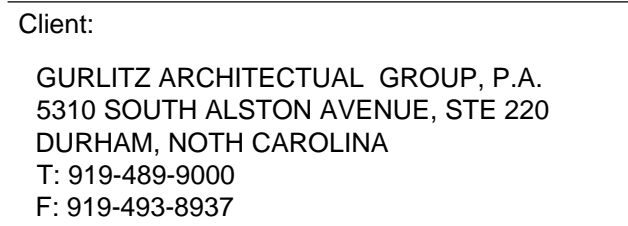
1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWER. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
3. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AND 18" VERTICAL SEPARATION IS NOT CONSTRUCTED BOTH THE WATER MAIN AND THE SANITARY SEWER SHALL BE COVERED TO 10 FEET ON EACH SIDE OF THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
4. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
5. MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-TO EXISTING LINES.
6. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS 1550, 1555 & 1510 (2002) EDITION.
7. CROSS CONNECTION PERMITS ARE REQUIRED FOR ALL BACK-FLOW PREVENTERS. CONTRACTOR SHOULD CONTACT ENVIRONMENTAL ENGINEER FOR CROSS CONNECTION CONTROL PERMIT APPLICATION AT (919) 560-4194.

— W —	EXISTING WATER LINE
- - W - -	PROPOSED WATER LINE
- - SS - -	EXISTING SANITARY SEWER LINE
- - SS - -	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FDC
	PROPOSED BACKFLOW METER
	PROPOSED POST INDICATOR VALVE (PIV)
	GREASE INTERCEPTOR
	300' HYDRANT COVERAGE CIRCLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.05'	N30°24'23"E
L2	22.51'	N16°47'30"E
L3	11.61'	N18°25'31"W



1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE ALL CITY LOCAL UTILITIES LOCATED. THE CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF DURHAM.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN THE CITY OF DURHAM, STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: "CITY/RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES" TRANSIT AND ENGINEERING DEPARTMENT FOR DETOUR, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND CITY OF DURHAM PERMITS AND ENGINEERING DEPT. (KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER.
6. ALL DIMENSIONS AND GRADES SHOWN OF THE PLANS SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR ANY NECESSARY PLAN FOR OR GRADING CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. POWER, TELEPHONE, AND GAS SERVICES SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.

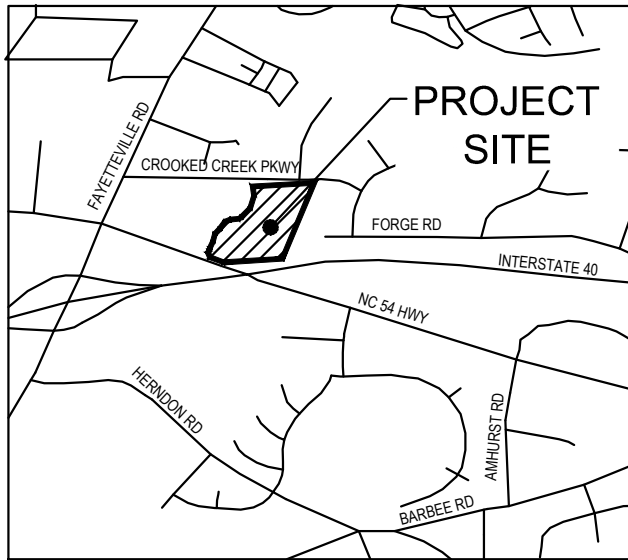


Owner:  
SOUTHPPOINT PROFESSIONALPARTNER, LLC  
3104 SURRY ROAD  
DURHAM, NC 27707

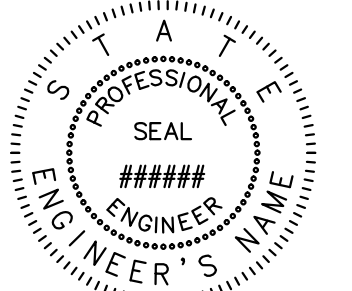
Project:

SOUTHPOINT  
PROFESSIONAL  
CENTER  
III

Vicinity map:



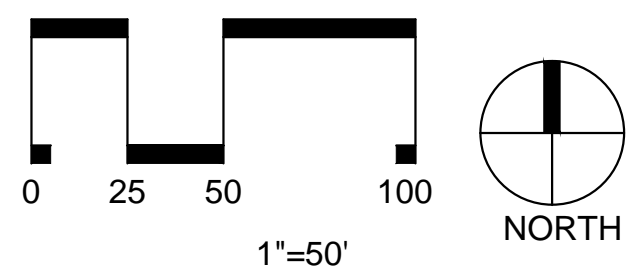
Seal



PRELIMINARY - DO NOT USE  
FOR CONSTRUCTION

Issued for:

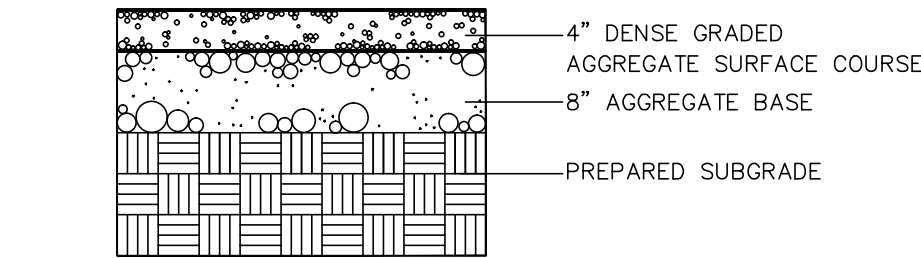
# SITE PLAN AMENDMENT - LEVEL 3

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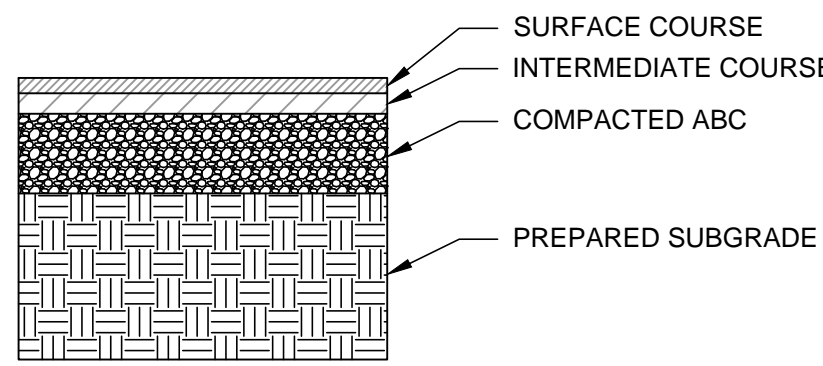
**Title:**

## UTILITY PLAN

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:



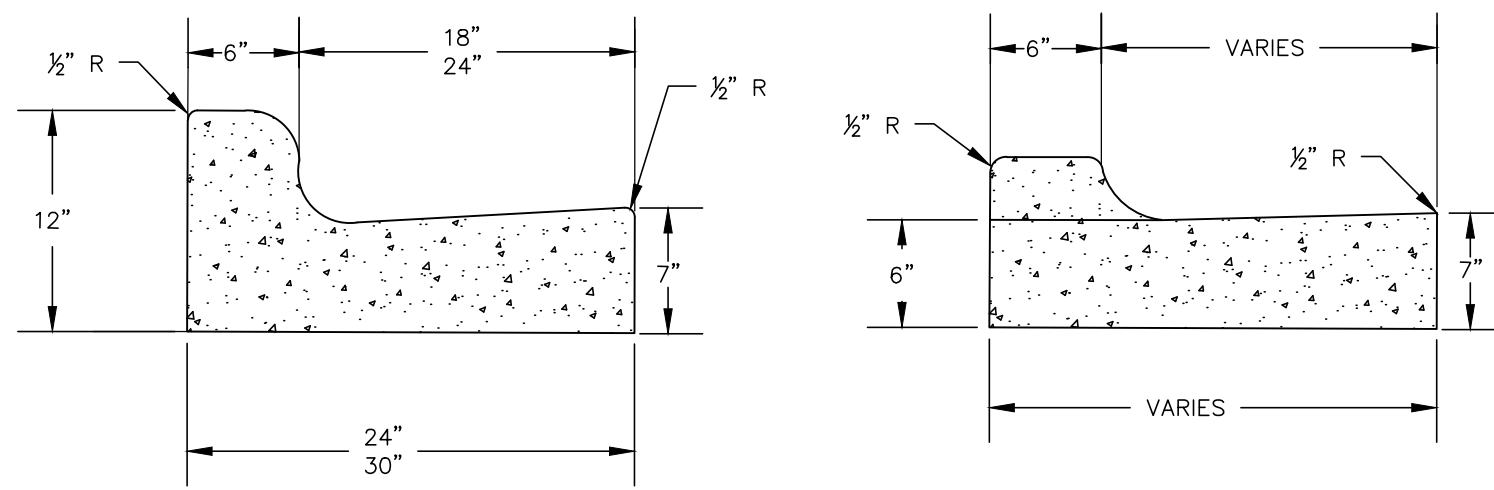
AGGREGATE PAVING  
NTS



	SURFACE	INTERMEDIATE	STONE
PAVEMENT TYPE	S9.5B	I19.0B	ABC
STND. DUTY	3"	--	6"
HVY. DUTY	2"	2.5"	8"

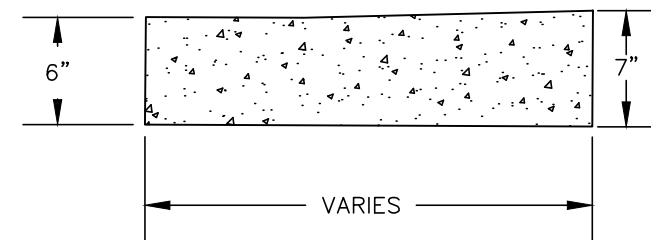
ASPHALT PAVING ON AGGREGATE BASE  
NTS

TYPICAL NOTES  
1. CONCRETE STRENGTH = 4000 PSI  
2. CONTRACTOR TO VERIFY LOCATION OF TRANSITIONS ON SITE PLAN

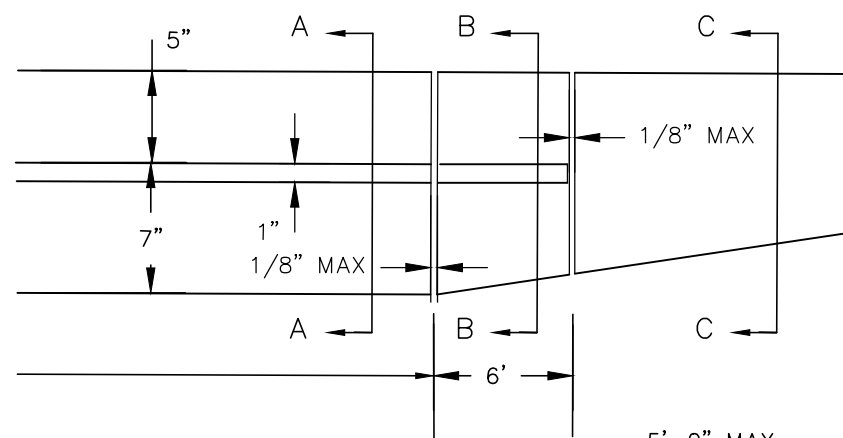


SECTION A - A

SECTION B - B



SECTION C - C



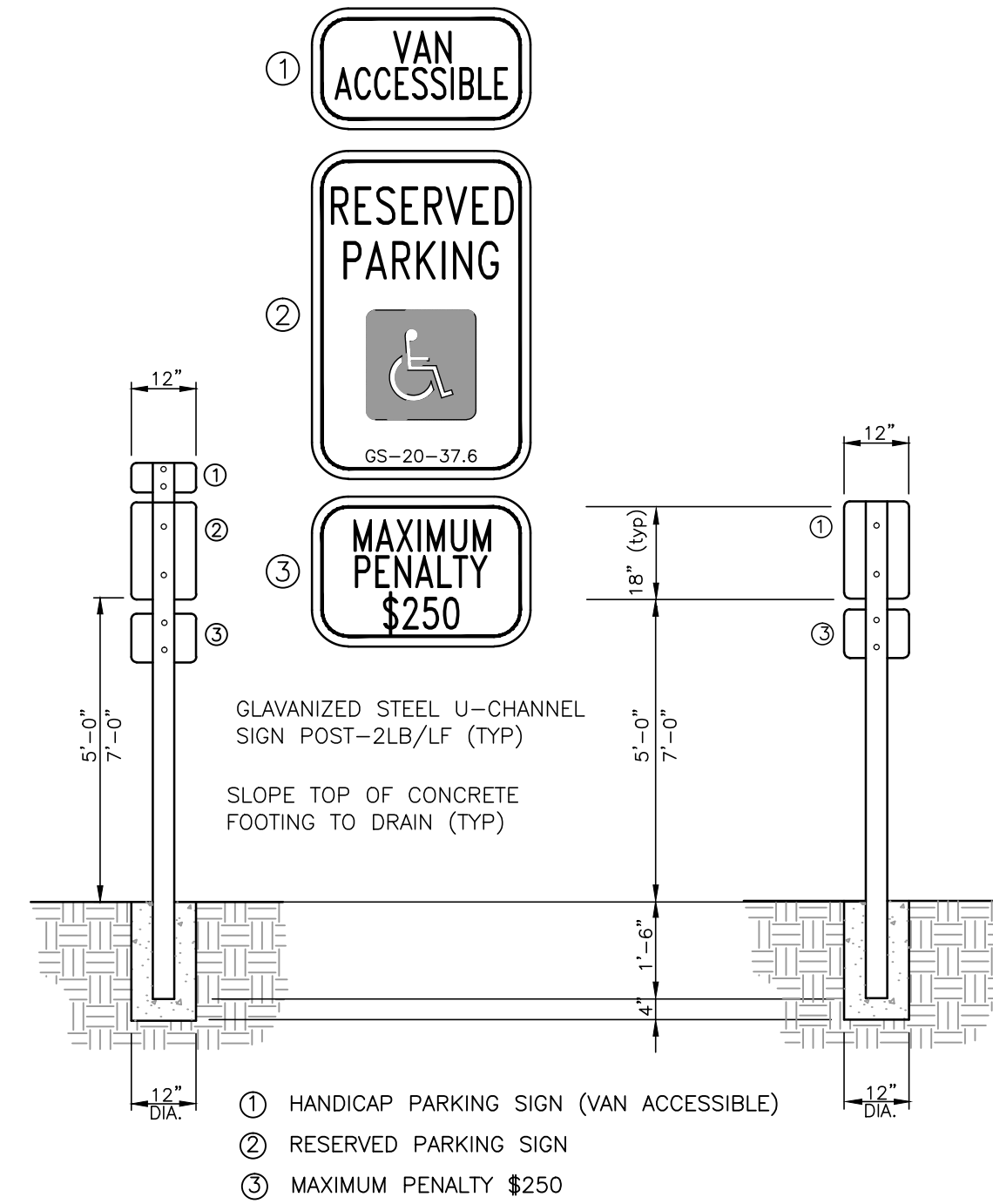
FRONT VIEW

TRANSITION CURB SECTION  
NTS

2 24" & 30" CURB & GUTTER  
PLAN

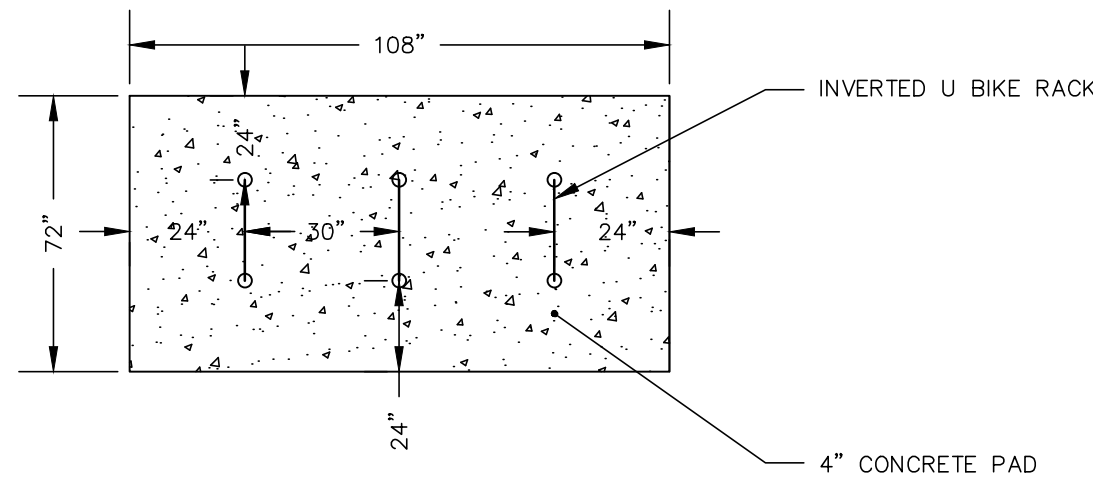
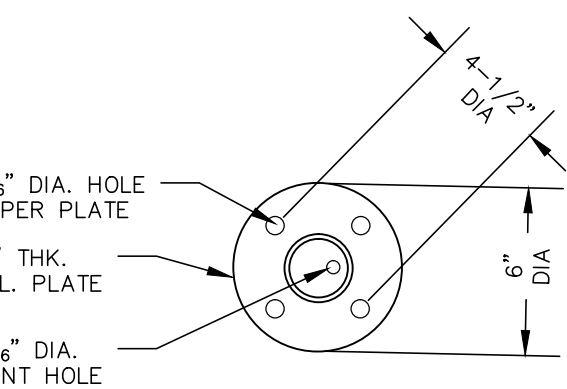
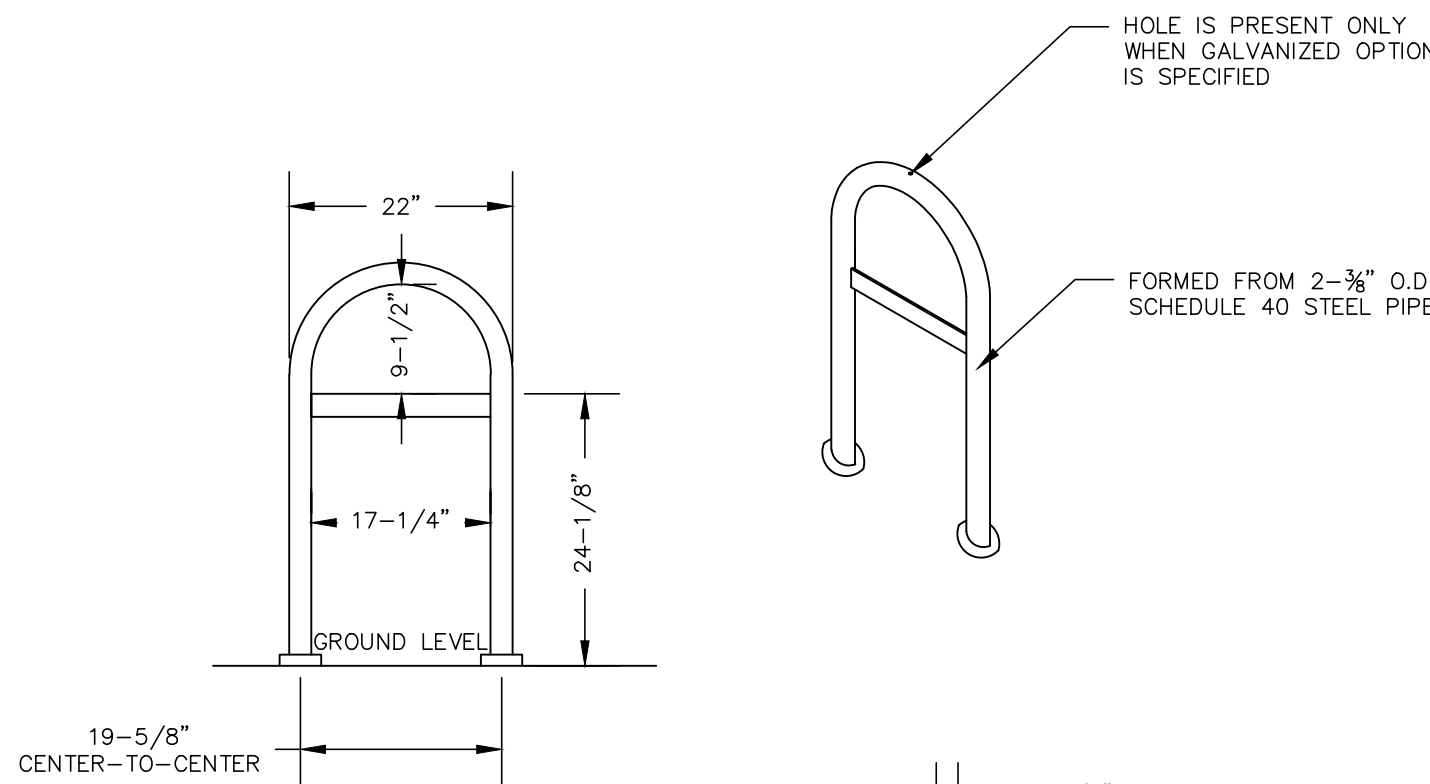
NTS

3 ADA SIGNAGE  
PLAN



NOTE:  
1. THE RESERVED PARKING SIGN IS TO BE 5'-0" IF THE PEDESTRIAN PATH DOES NOT PASS UNDER OR AROUND SIGN.  
2. THE RESERVED PARKING SIGN IS TO BE 7'-0" IF THE PEDESTRIAN PATH GOES BY, UNDER, OR AROUND THE SIGN.

3/8" = 1'-0"

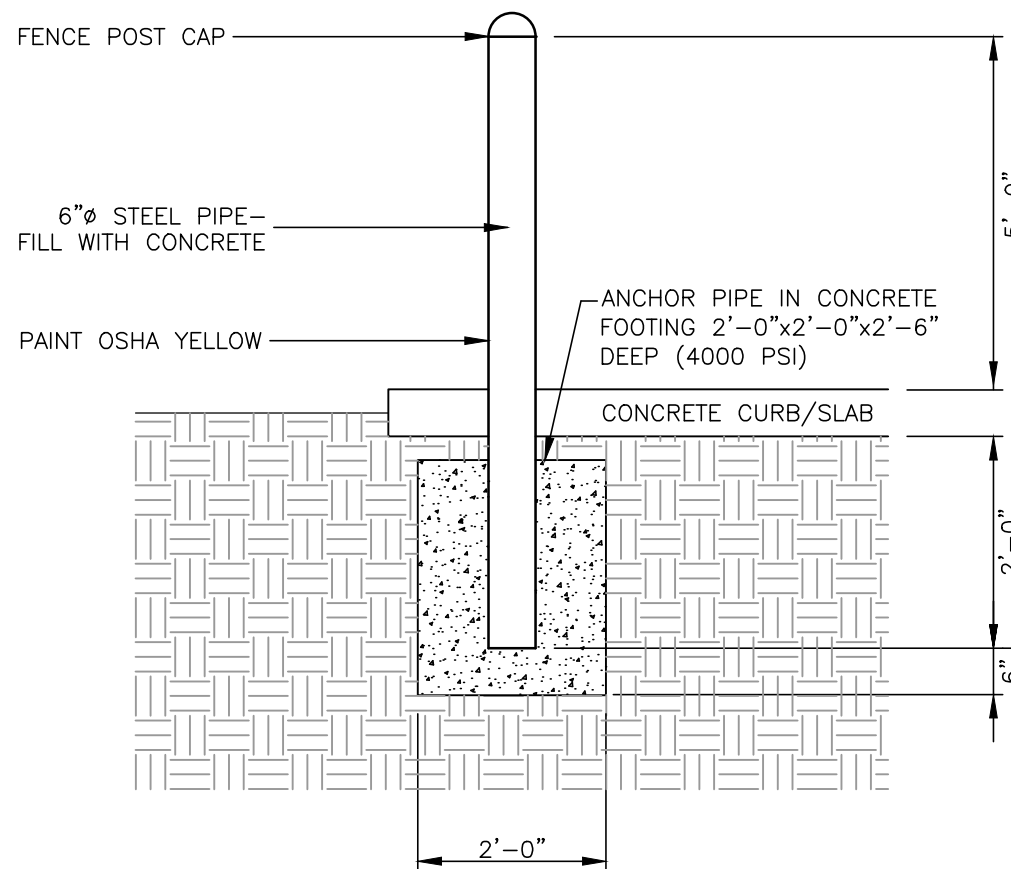


4 INVERTED U BIKE RACK WITH CROSS BRACE  
PLAN

NTS

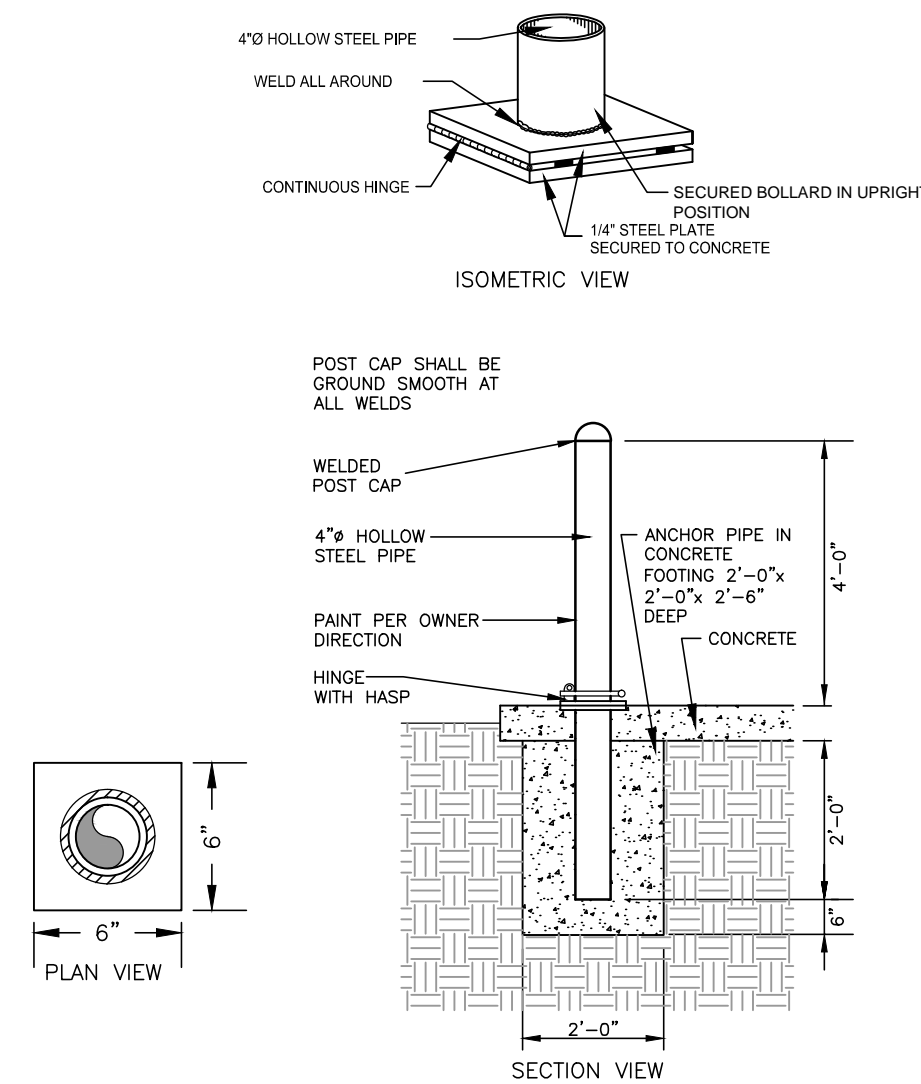
5 STEEL PIPE BOLLARD  
PLAN

NTS



6 COLLAPSIBLE STEEL PIPE BOLLARD  
PLAN

NTS



Client:

GURLITZ ARCHITECTUAL GROUP, P.A.  
5310 SOUTH ALSTON AVENUE, STE 220  
DURHAM, NORTH CAROLINA  
T: 919-489-9000  
F: 919-493-8937

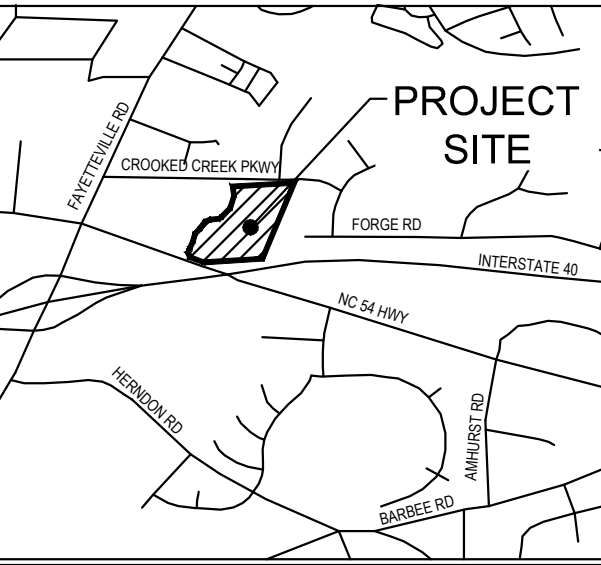
Owner:

SOUTHPPOINT PROFESSIONALPARTNER, LLC  
3104 SURRY ROAD  
DURHAM, NC 27707

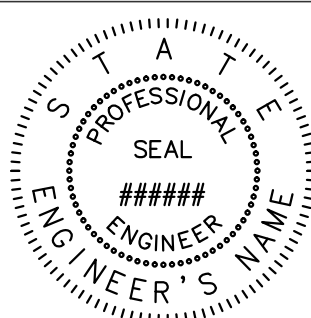
Project:

## SOUTHPPOINT PROFESSIONAL CENTER III

Vicinity map:



Seal:



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FOR CONSTRUCTION

Issued for:

### SITE PLAN AMENDMENT - LEVEL 3

No.	Date	Description

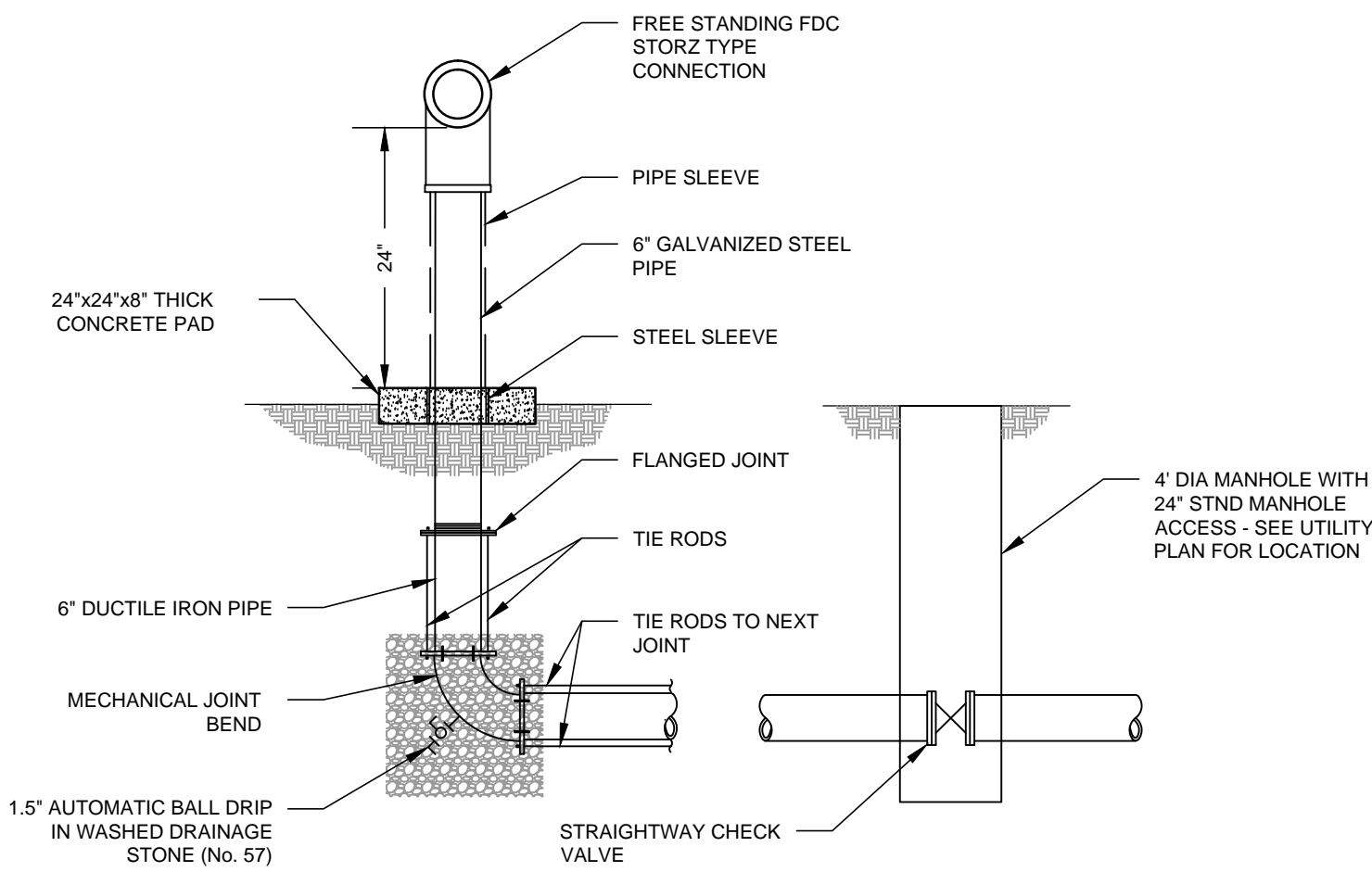
Title:

### SITE DETAILS

Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

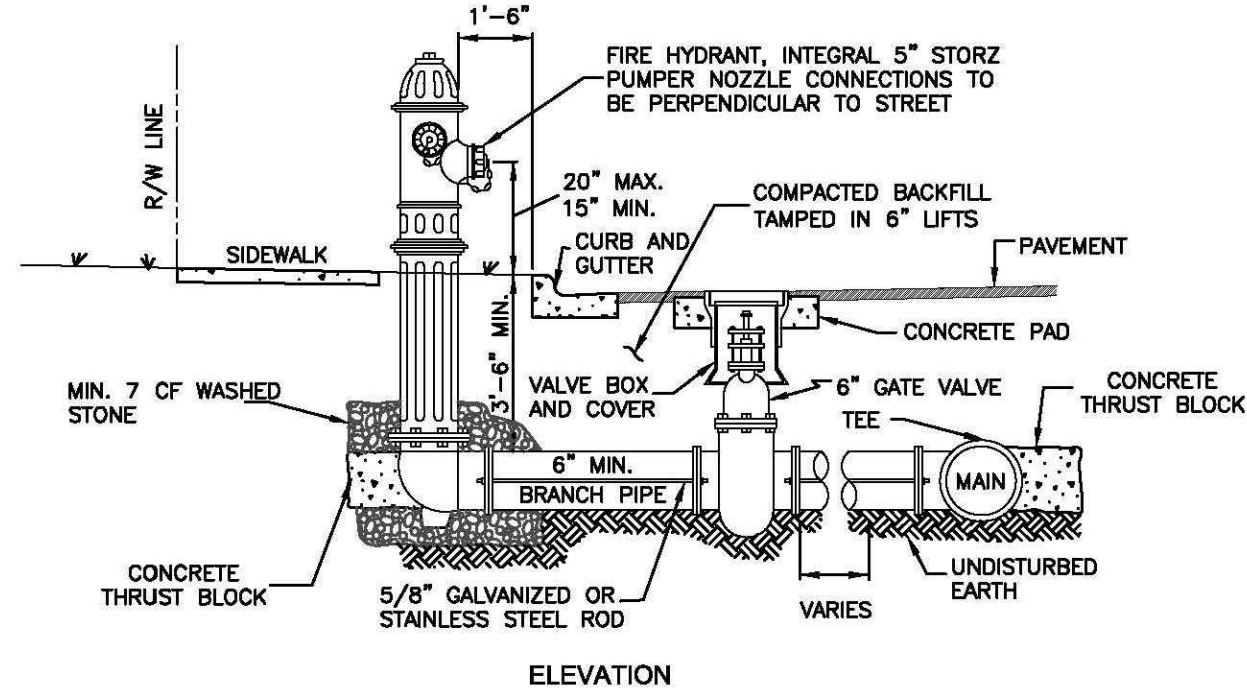
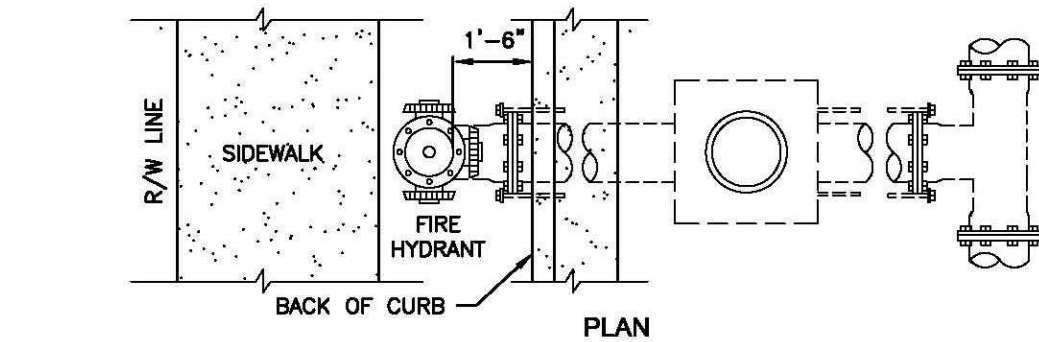
C9.00





- TYPICAL NOTES**
1. PIPE SHALL BE SLOPED AT  $\frac{1}{8}$ " PER FOOT TOWARDS FDC TO ENSURE PROPER DRAINAGE.
  2. THE BALL DRIP DRAIN SHALL BE CORROSION RESISTANT AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  3. BALL DRIP DRAIN SHALL BE SURROUNDED WITH A 2-FOOT DEEP BY 2-FOOT DIAMETER EXCAVATION FILLED COMPLETELY WITH WASHED No. 57 STONE.

1 FIRE DEPARTMENT CONNECTION NTS  
PLAN



- GENERAL NOTES:**
1. ALL CONCRETE BLOCKING SHALL BE 3000 P.S.I. MINIMUM.
  2. ALL HYDRANT VALVES SHALL BE RODDED TO MAIN LINE.
  3. CONCRETE PAD REQUIRED ON ALL VALVES. (DETAIL NO. W-6.0).
  4. HYDRANT TO BE LOCATED 10' FROM P.T. OR P.C. AT INTERSECTIONS.
  5. THE HYDRANT PUMPER NOZZLE SHALL BE OF ONE-PIECE DESIGN.
  6. THE NOZZLE SHALL BE AN INTEGRAL PART OF THE FIRE HYDRANT AND MUST BE FURNISHED BY THE MANUFACTURER OR AUTHORIZED DISTRIBUTOR. ADAPTERS WILL NOT BE ACCEPTED.

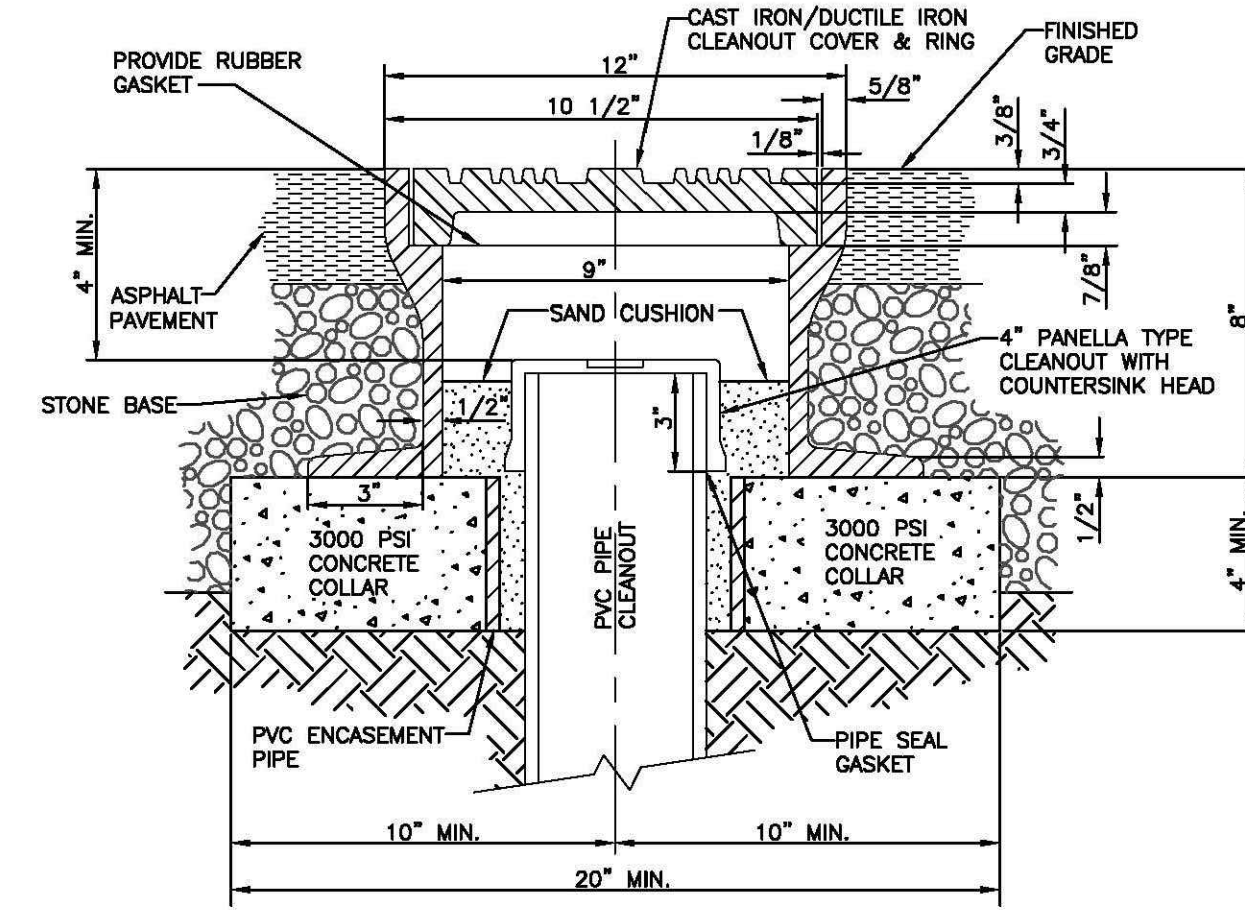
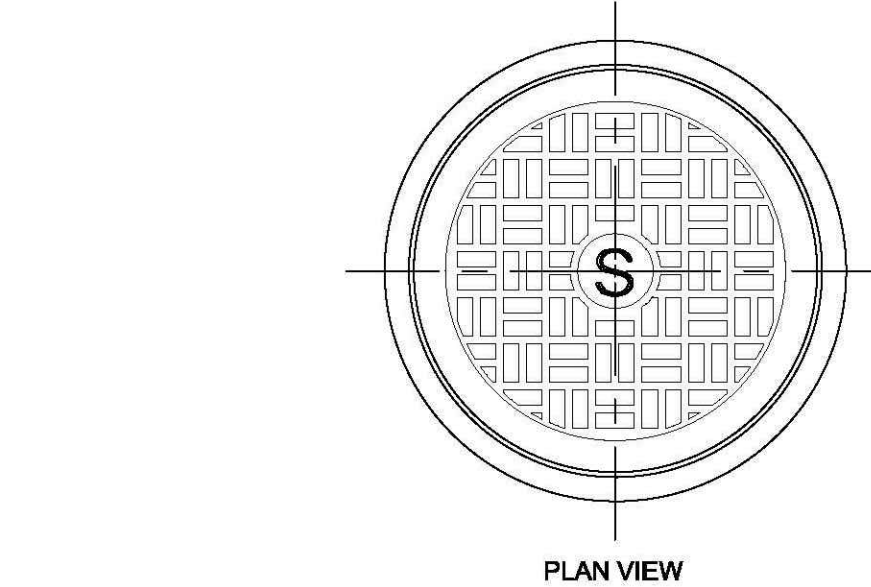
REVISION DATE:  
12/07/2009

**FIRE HYDRANT INSTALLATION  
STANDARD CURB AND GUTTER**

CITY OF DURHAM, NORTH CAROLINA  
DEPARTMENT OF PUBLIC WORKS

SCALE:  
NTS

DETAIL NO.  
W-2.0



REVISION DATE:  
12/07/2009

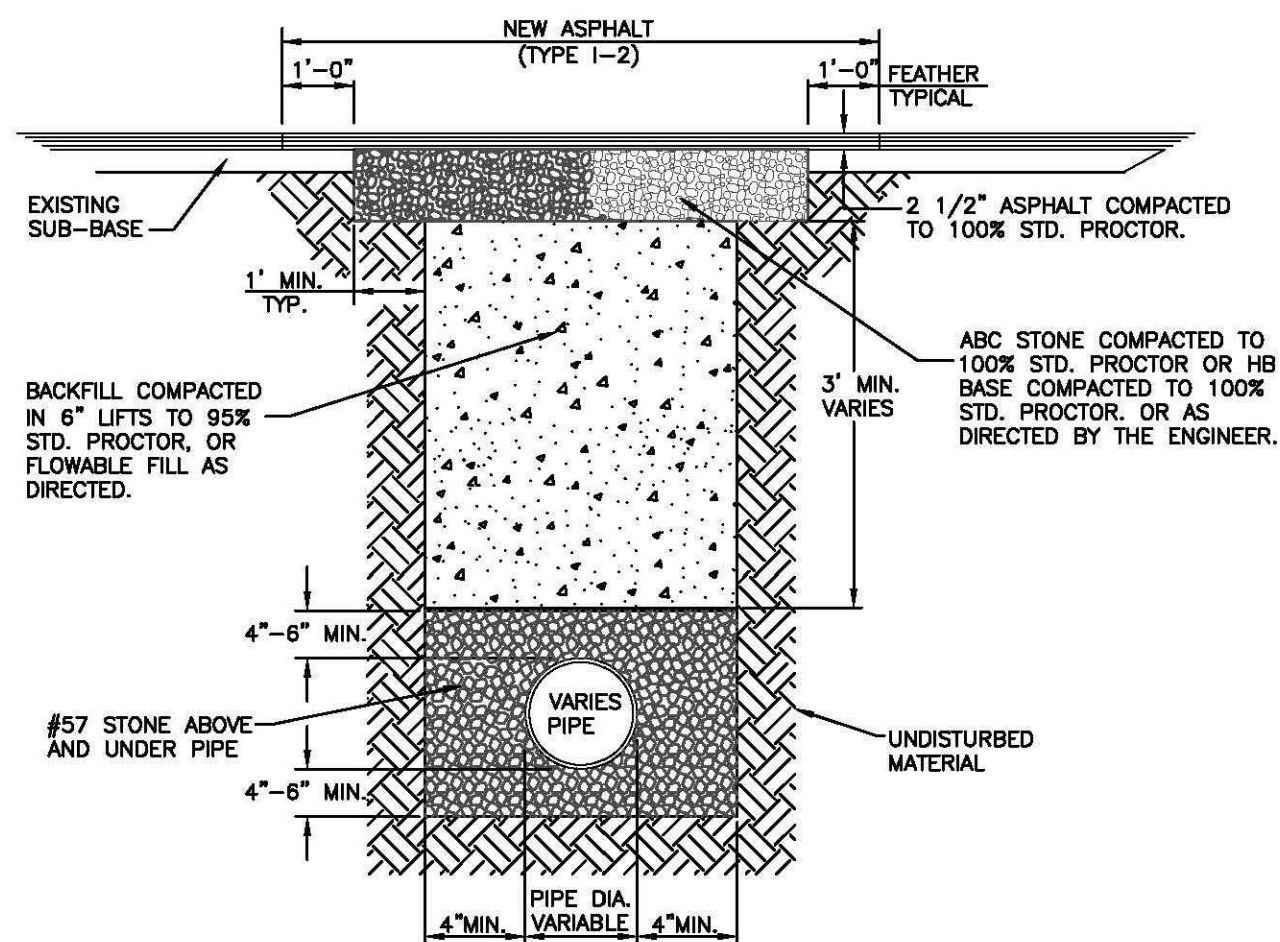
**SANITARY SEWER TRAFFIC  
BEARING CLEANOUT**

CITY OF DURHAM, NORTH CAROLINA  
DEPARTMENT OF PUBLIC WORKS

SCALE:  
NTS

DETAIL NO.  
SS-6.0

NOTE:  
SEE CITY OF DURHAM STANDARD  
CONSTRUCTION DETAILS FOR  
TRENCHES AND PIPE BEDDING.



FLOWABLE FILL TRENCH-CUT  
STREET, WATER, SEWER AND  
STORMWATER

REVISION DATE:  
12/07/2009

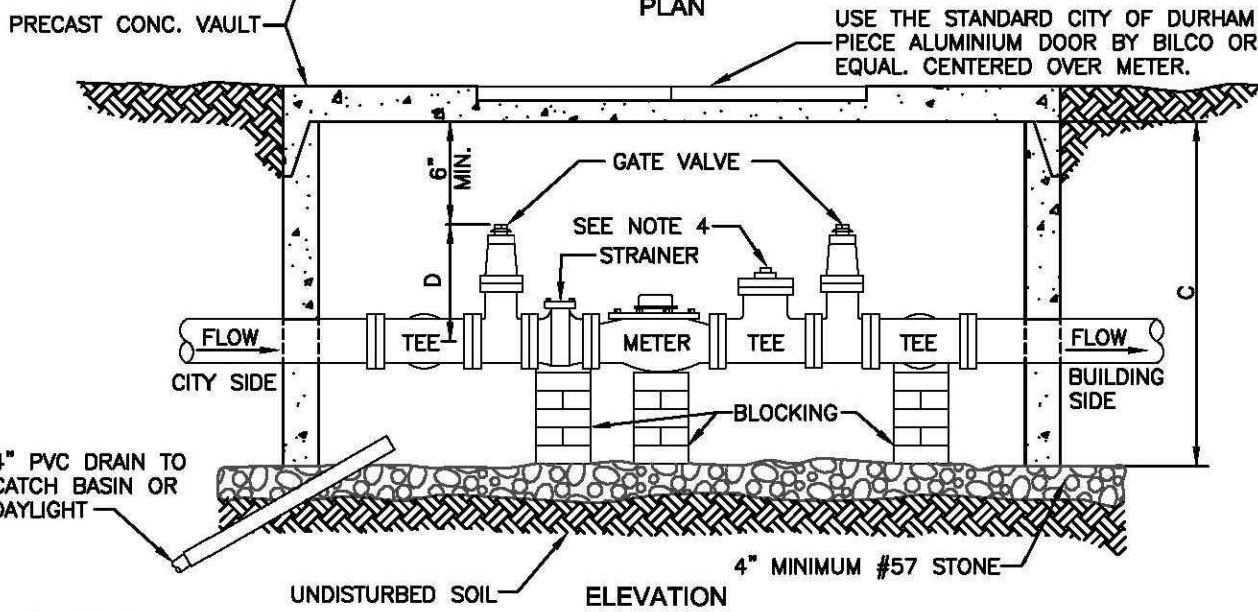
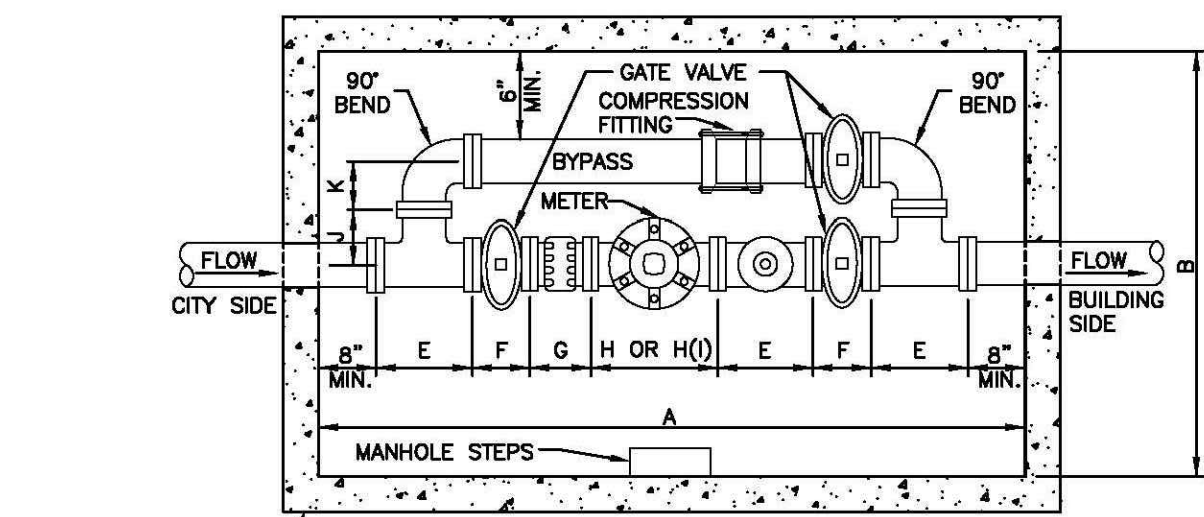
**TRENCH CUT INSTALLATION**

CITY OF DURHAM, NORTH CAROLINA  
DEPARTMENT OF PUBLIC WORKS

SCALE:  
NTS

DETAIL NO.  
SS-6.0

DIMENSIONS												
METER SIZE	A	B	C	D	E	F	G	H	H(I)	J	K	
3"	8'-6"	4'-6"	3'-4"	12 3/8"	11"	8"	6"	12"	17"	5 1/2"	5 1/2"	
4"	10'-0"	6'-0"	4'-0"	14 3/16"	13"	9"	7 1/2"	14"	20"	6 1/2"	6 1/2"	
6"	10'-0"	6'-0"	4'-6"	18"	16"	10 1/2"	9"	18"	24"	8"	8"	
8"	12'-0"	6'-0"	21 1/2"	22 10"	18"	11 1/2"	10"	20"	35 3/8"	9"	9"	



- GENERAL NOTES:**
1. PIPES, BENDS, TEES, AND GATE VALVES ARE THE SAME SIZE AS THE METER SIZE. (I.E. 6" METER HAS 6" PIPE, 6" 90° BENDS, 6"x6" TEES AND 6" GATE VALVES.)
  2. ALL DIMENSIONS ARE BASED UPON STANDARD SIZES FOR PIPES, BENDS, TEES, GATE VALVES AND METERS. STRAINER SIZES VARY DEPENDING ON MANUFACTURER. DIMENSION "H" IS BASED UPON NEPTUNE STRAINERS. IF ANOTHER MANUFACTURER IS BEING USED THIS DIMENSION WILL VARY AND THE METER INSTALLATION MAY NOT FIT INTO THE VAULT BOX SHOWN. THIS SHOULD BE CHECKED BEFORE ORDERING THE VAULT BOX. COORDINATE WITH CITY OF DURHAM WATER & SEWER MAINTENANCE DIVISION.
  3. DIMENSION "H" IS FOR STANDARD METERS. DIMENSION "H(1)" IS FOR COMPOUND METERS.
  4. USE APPROPRIATE SIZE PLATE FLANGE ON THE TEE WITH A 2" BRONZE TAPPING PLUG.
  5. USE ONLY METERS, STRAINERS AND GATE VALVES APPROVED BY THE CITY OF DURHAM. SEE SPECIFICATIONS.
  6. FOR 3" METER VAULTS USE THE STANDARD SINGLE HATCH-TYPE ALUMINUM DOOR, CENTERED OVER THE METER. FOR 4", 6" AND 8" METER VAULTS USE 5'x5' STANDARD CITY OF DURHAM ACCESS DOORS. (SEE DETAIL NO. W-5.0 OR W-5.1).

REVISION DATE:  
12/07/2009

**3", 4", 6", 8" STND. AND COMPOUND  
WATER METER INSTALLATION**

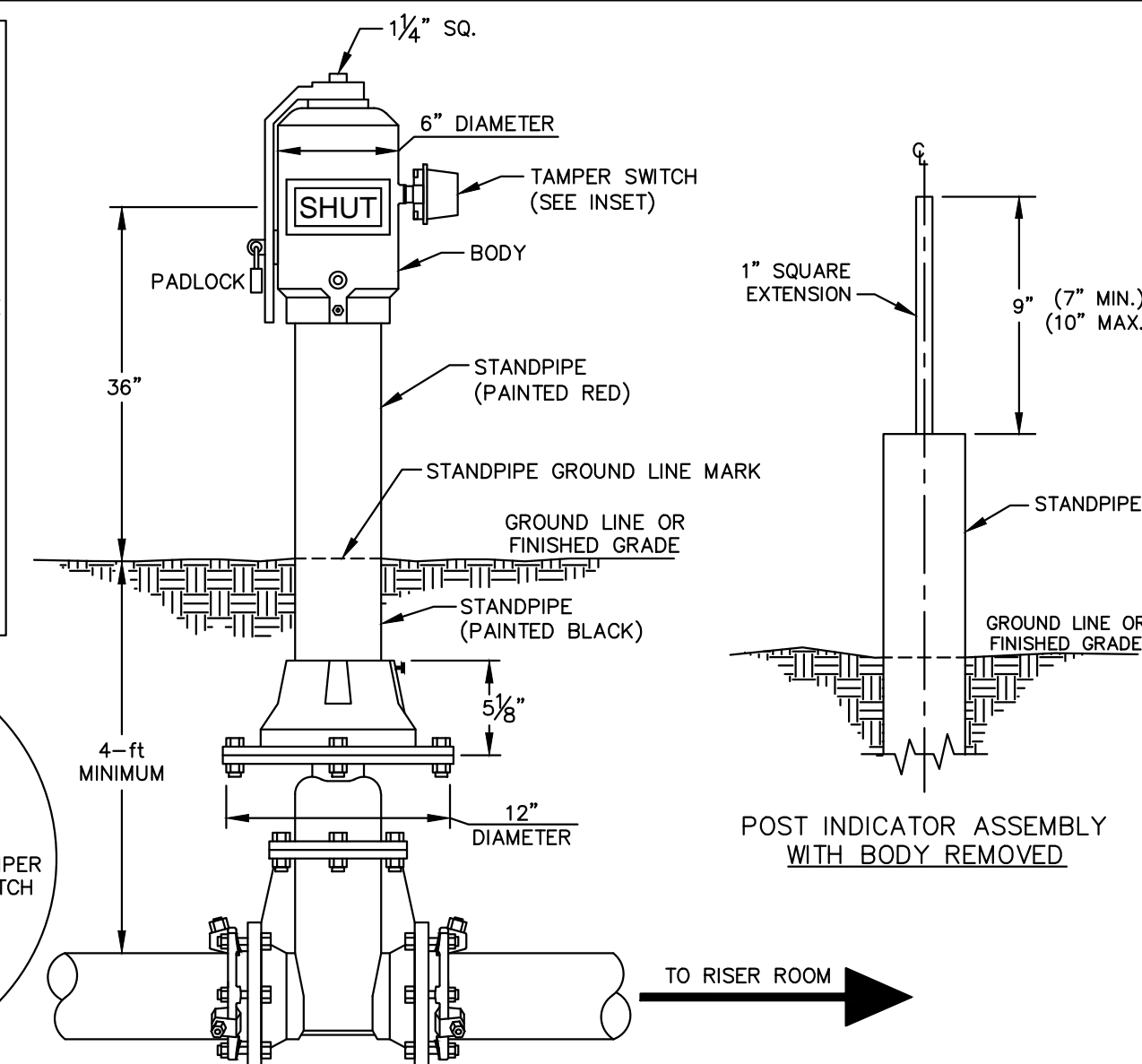
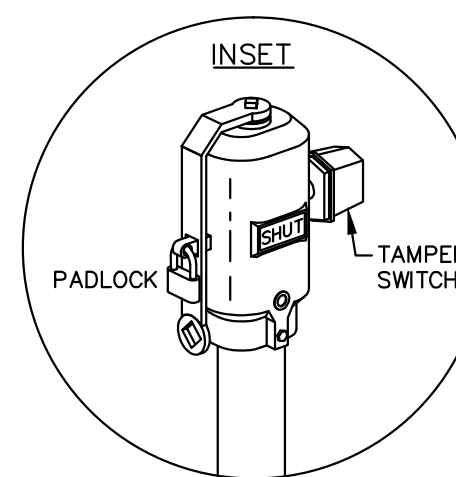
CITY OF DURHAM, NORTH CAROLINA  
DEPARTMENT OF PUBLIC WORKS

SCALE:  
NTS

DETAIL NO.  
W-4.2

**FIELD ADJUSTMENT INSTRUCTIONS**

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.



STANDARD POST INDICATOR VALVE

**STEWART**

421 FAYETTEVILLE ST. STE 400  
RALEIGH, NC 27601  
T: 919.380.8750

FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # C15114

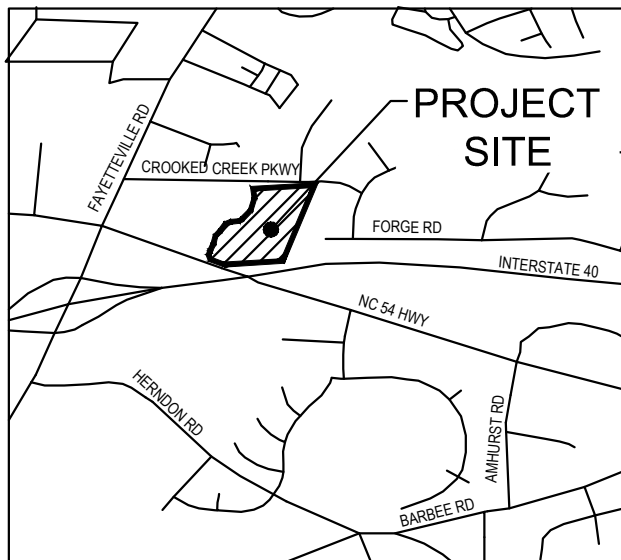
Client:  
GURLITZ ARCHITECTUAL GROUP, P.A.  
5310 SOUTH ALSTON AVENUE, STE 220  
DURHAM, NORTH CAROLINA  
T: 919-489-9000  
F: 919-493-8937

Owner:  
SOUTHPOINT PROFESSIONALPARTNER, LLC  
3104 SURREY ROAD  
DURHAM, NC 27707

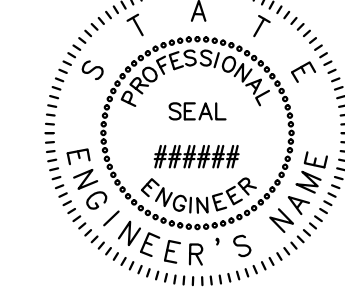
Project:

**SOUTHPOINT  
PROFESSIONAL  
CENTER  
III**

Vicinity map:



Seal:



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FOR CONSTRUCTION

Issued for:

**SITE PLAN  
AMENDMENT - LEVEL 3**

No.	Date	Description

Title:

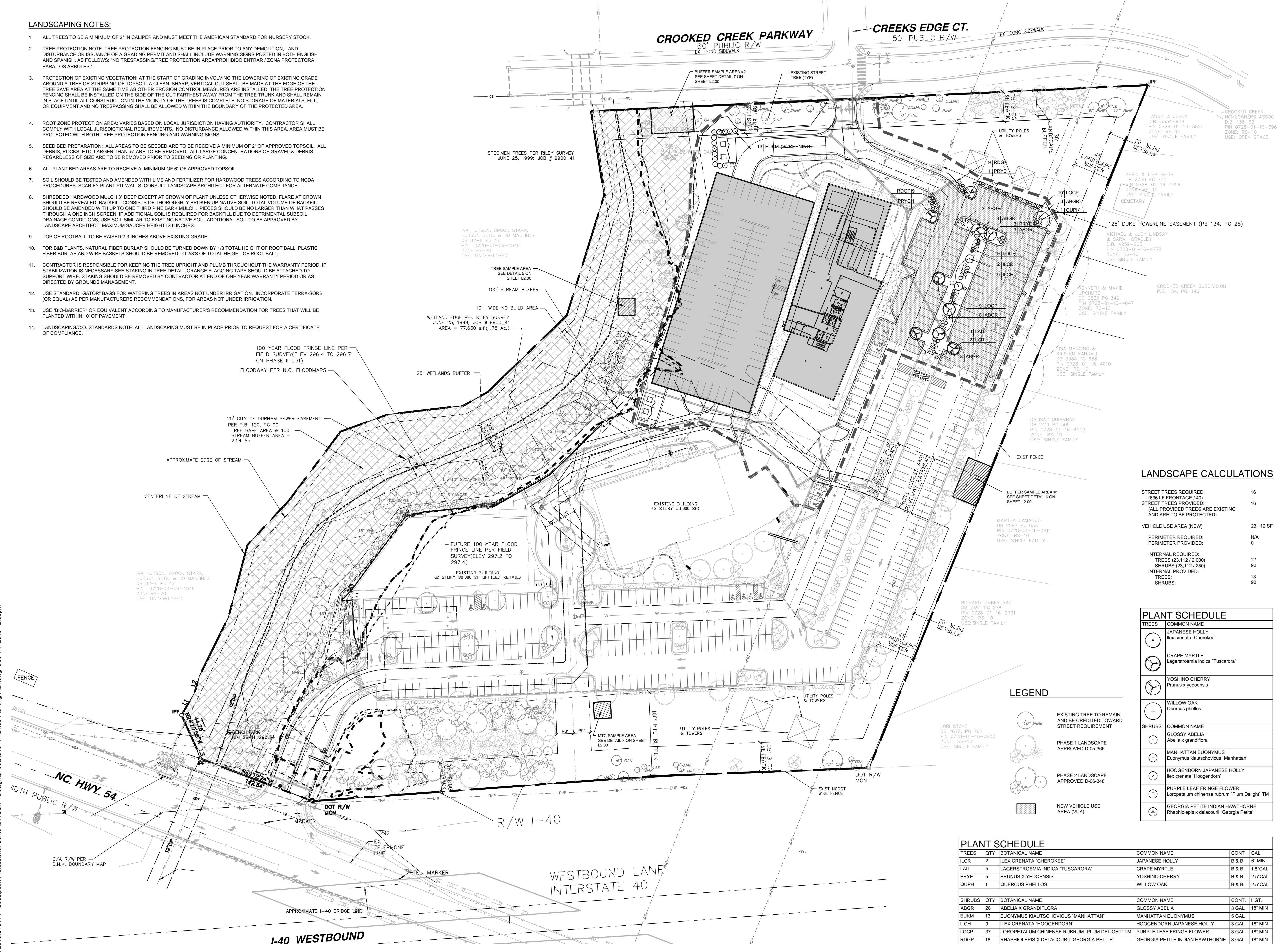
**UTILITY DETAILS**

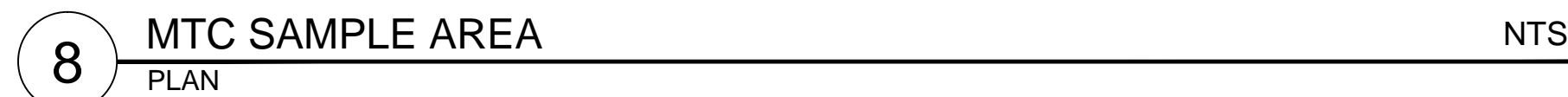
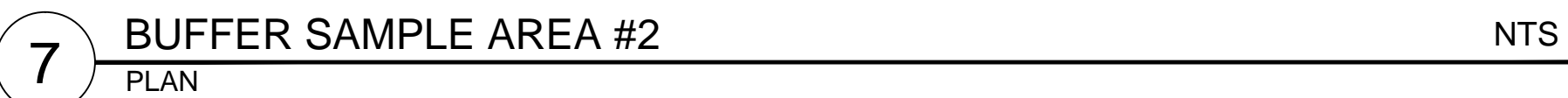
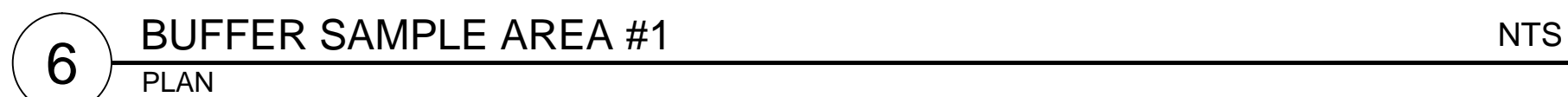
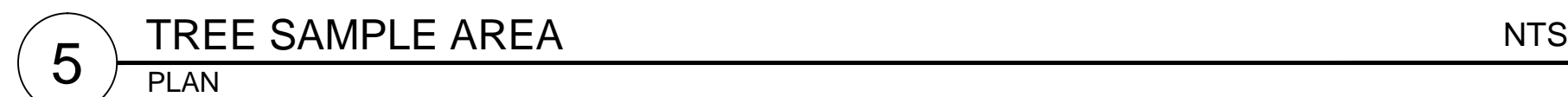
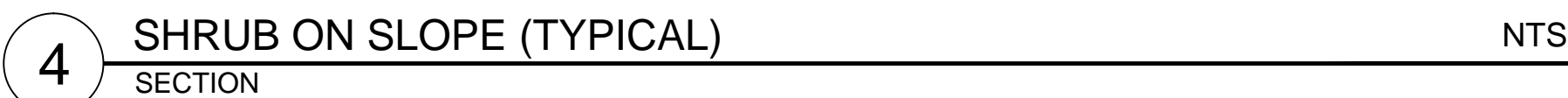
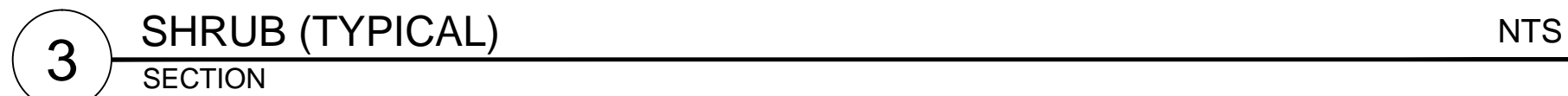
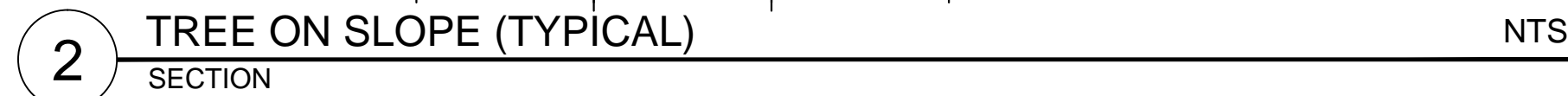
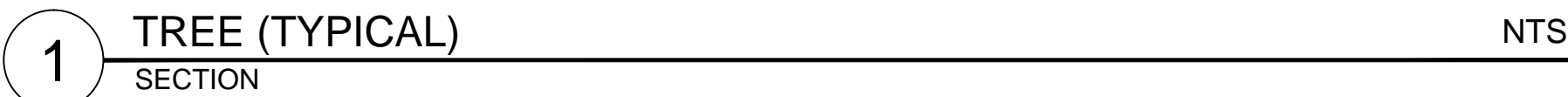
Project number: C15114 Sheet:  
Date: 12.15.2015  
Drawn by:  
Approved by:

**C9.30**

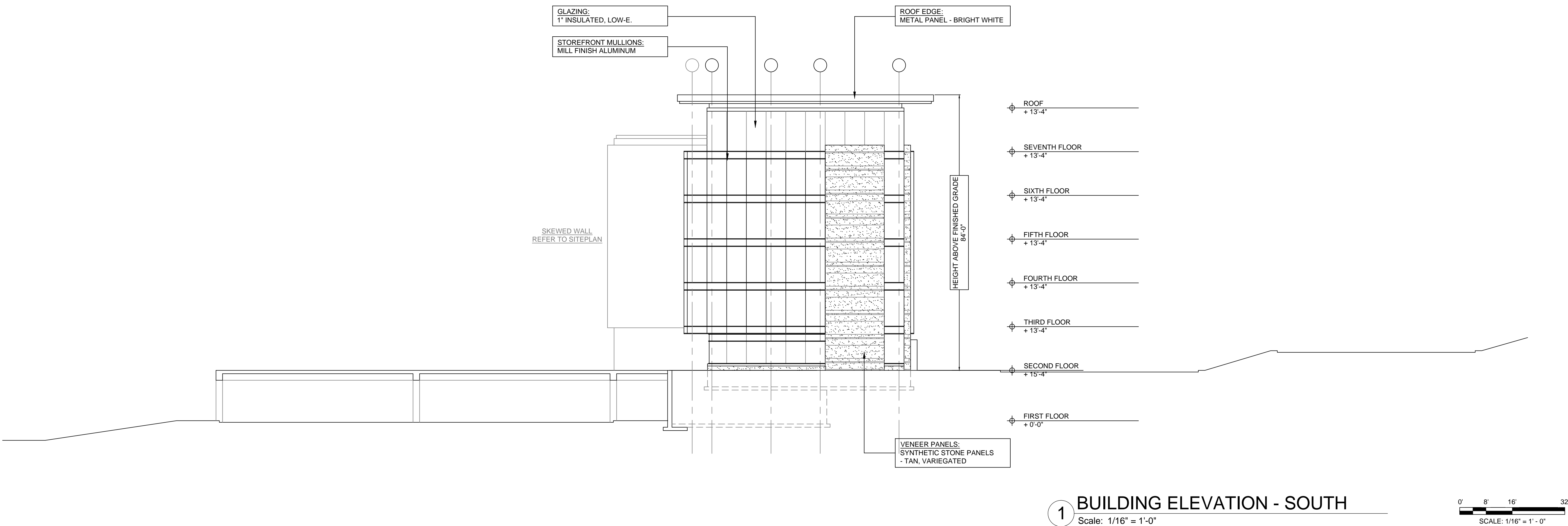
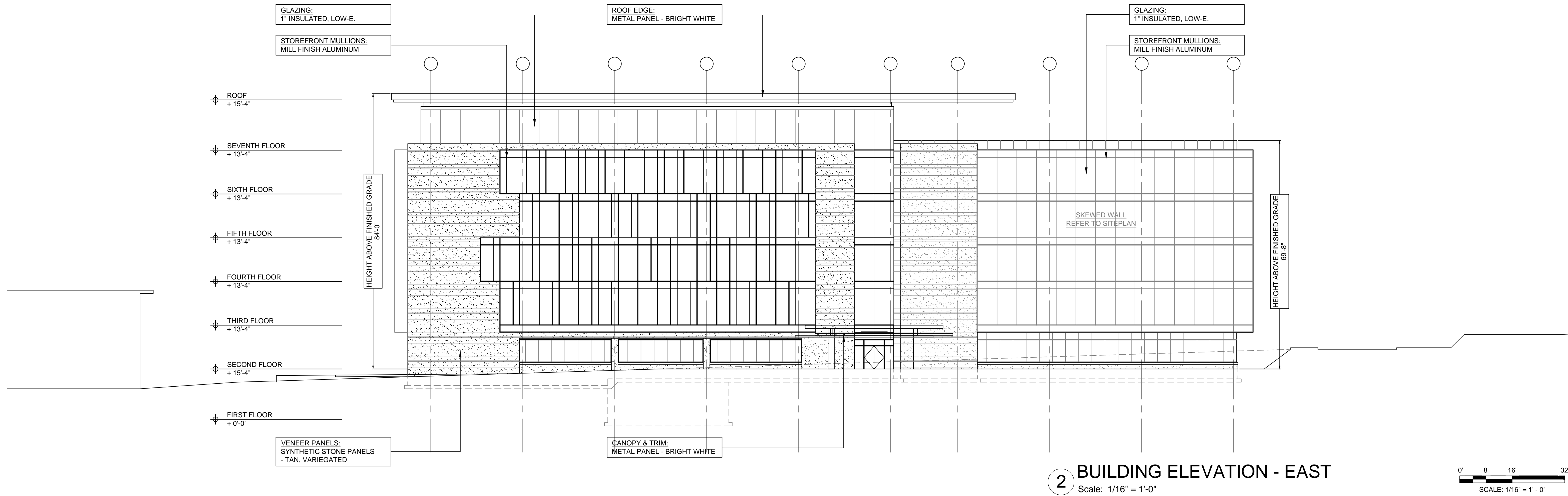
LANDSCAPING NOTES:

- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES".
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.





- |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.                                                                             | SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.                                                                                                                                                                                                                                               |
| 2. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"6" OVER THE ENTIRE AREA.                               | 9. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.                                                                                                                                   |
| 3. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. | 10. PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER. |
| 4. FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.                                                                                                  | 11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.                                                                                                                                                               |
| 5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.                          | 12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.                                                                                                                                                                                                                                       |
| 6. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.                                                                                                                             | 13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.                                                                                                                                                                                                                                                                     |
| 7. DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.                                                                                                | 14. PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.                                                                                                                                                                                                                                            |



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ALL ITEMS NOT SPECIFICALLY LOCATED OR SHOWN ON ARCHITECTURAL DRAWINGS SHALL REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ITEMS NOT THUS COORDINATED. THIS INCLUDES BUT IS NOT LIMITED TO METERS, ALARMS, OUTLETS, SWITCHES, THERMOSTATS, LIGHTS, SIGNS, ETC. WHERE A DISCREPANCY OCCURS BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER DRAWINGS IN THIS SET, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO THE ORDERING OF MATERIALS. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.  
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**Southpoint**  
**Professional Center**  
**Phase 3**  
NC Highway 54  
Durham, NC 27713

APN# 15052

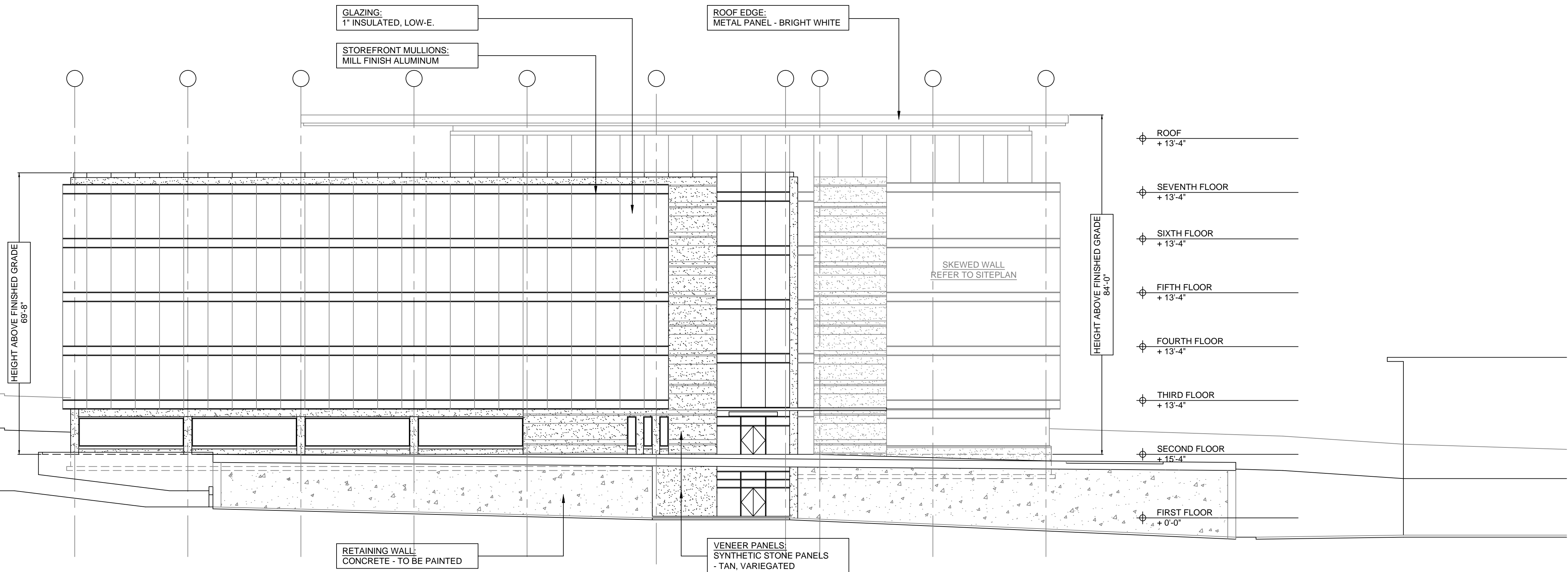
**SITE PLAN AMENDMENT**  
Not For Construction

December 15, 2015

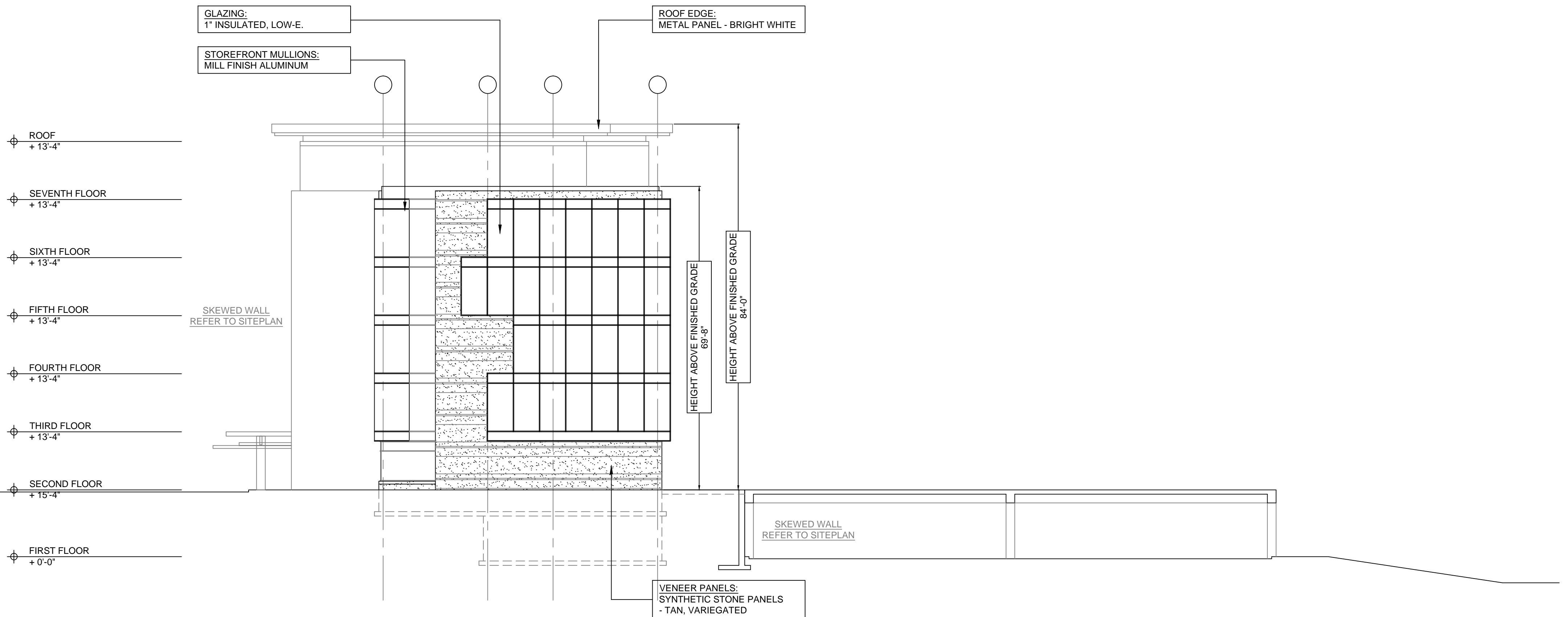
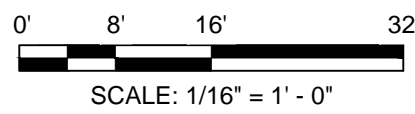
**SCALE : AS MARKED**

**BUILDING ELEVATIONS**

**AE-201**



2 BUILDING ELEVATION - WEST  
Scale: 1/16" = 1'-0"



1 BUILDING ELEVATION - NORTH  
Scale: 1/16" = 1'-0"

